



MORTGAGE

Documentary Stamps are figured on the amount financed: \$ _____

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THIS MORTGAGE is made this 20th day of July 1983, between the Mortgagor, Patrick B. Takach (same as Patrick Takach) (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Two Thousand Four Hundred Seventy Six and no/100-- Dollars, which indebtedness is evidenced by Borrower's note dated July 20, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 1993

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville State of South Carolina:

ALL that certain piece, parcel or lot of land situate, lying and being in the county of Greenville, State of South Carolina, on the northern side of Melrose Court and being shown and designated as Lot No. 175 on a plat of Sheet No. 1 of IDLEWILD Subdivision recorded in the RMC Office for Greenville County in Plat Book 4-N at Page 54 and having such metes and bounds as shown thereon, reference to said plat being made for a more complete description.

This is that same property conveyed by deed of Mary H. Murray to Patrick Takach dated June 2, 1983 and recorded June 2, 1983 in Deed Volume 1189 at Page 488 in the RMC Office for Greenville County, SC.

which has the address of 175 Melrose Court, Greenville SC (herein "Property Address");

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage, and all of the foregoing, together with said property for the leasehold estate if this Mortgage is on a leasehold, are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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