

FILED
SEP 29 1983
Donna S. Tattersall

MORTGAGE

THIS MORTGAGE is made this 24th day of August 1983 between the Mortgagor, H. Eugene and Joy W. Waller (Same As Maisie Joy Wallace) (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Nineteen thousand two hundred fifteen and 60/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 24, 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 September 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 unit, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Unit No. 14-A, McDaniel Park Horizontal Property Regime, the Master Deed for which is recorded in the RMC office for Greenville County in Deed Book 1146, pages 420 through 472, inclusive.

This is the same property conveyed to Grantor herein by deed of William R. Martin, Eyl R. Martin and Thomas R. Martin dated January 2, 1981 and recorded in the Office of the RMC for Greenville County in Deed Book 1140, page 155.

This is that same property conveyed by deed of American Service Corporation of S.C. to Maisie Joy Waller, dated April 17, 1981, recorded April 17, 1981, in volume 1146 at page 513 of the RMC Office for Greenville County, SC.

which has the address of 14 A. Knoxbury Terrace, Greenville, S.C. 29601 (herein "Property Address");
[State and Zip Code]

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 (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seised 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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