

FILED
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MORTGAGE

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THIS MORTGAGE is made this 29th day of September 1983, between the Mortgagor, E. Ray Mohrmann and M. Ann Mohrmann (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL BANK, FSB, 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").

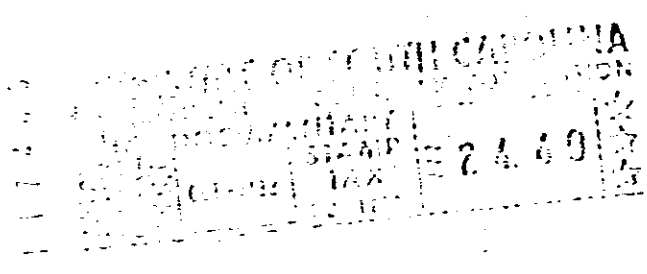
WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty One Thousand and no/100 (\$61,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 29, 1983 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 2013;

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, with improvements thereon, situate lying and being in the State of South Carolina, County of Greenville, being shown and designated as Lot 4 on a plat of Forest Acres, Section 1, prepared by Heaner Engineering Company, Inc. dated November 13, 1980 and recorded in the R.M.C. Office for Greenville County in Plat Book 7-X at Page 78, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Indian Trail at the joint front corner with Lot 5 and running thence along a joint line with Lot 5 S. 32-32 E. 195.37 feet to an iron pin; thence running N. 55-17 E. 80 feet to an iron pin; thence running N. 32-32 W. 190.65 feet to an iron pin on the southern side of Indian Trail; thence running along the southern side of Indian Trail S. 58-40 W. 80 feet to an iron pin, being the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Richard P. Sanders and Lynn I. Sanders of even date and to be recorded herewith.



which has the address of 405 Indian Trail, Taylors, S.C. 29687 (herein "Property Address");

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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.

