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R.M.C. - SLEY

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MORTGAGE

THIS MORTGAGE is made this 8th day of December 1983, between the Mortgagor, Benjamin F. Thacker and Patricia G. Thacker AMERICAN FEDERAL BANK, FSB (herein "Borrower"), and the Mortgagee, 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 Thousand Seven Hundred and no/100 (\$20,700.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 8, 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 January 1, 1999

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 piece, parcel or lot of land, lying and being situate in the County of Greenville, State of South Carolina and being known and designated as Lot 26 and part of Lot 27 on plat entitled "Property of Benjamin F. Thacker and Patricia G. Thacker", recorded in Plat 10E at Page 83 in the RMC Office for Greenville County, South Carolina, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwest side of White Horse Road, approximately 376 feet, more or less, from Augusta Road and running thence with White Horse Road S. 38-40 E. 110.0 feet to an iron pin; thence S. 53-16 W. 177.2 feet to an iron pin; thence N. 31-22 W. 102.2 feet to an iron pin; thence N. 50-24 E. 164.13 feet to an iron pin, the point of BEGINNING.

This is the same property conveyed to the Mortgagor by deed of Thomas Lewis Pollard, dated December 8, 1983, and recorded December 9, 1983, in the RMC Office for Greenville County, South Carolina in Deed Book _____ at Page _____

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which has the address of 26 Pecan Terrace, Greenville, South Carolina 29605 (Street) (City)
..... (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 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

S.C.C.R.

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