



Documentary Stamps are figured on the amount financed: \$ 6056.44

MORTGAGE Mortgagee's Address VOL 1642 PAGE 395
P. O. Box 1268
Greenville, S. C., 29602

THIS MORTGAGE is made this 16th day of November, 1983, between the Mortgagor, John R. Mathers and Charlotte Mathers (same as Charlotte P. Mathers), (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 Eleven Thousand Six Hundred Sixty-One & 60/100 (\$11,661.60) Dollars, which indebtedness is evidenced by Borrower's note dated November 16, 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 December 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 piece, parcel or lot of land with all buildings and improvements thereon, situate, lying and being on the northwestern side of Tallulah Drive, in the City of Greenville, Greenville County, South Carolina, being shown and designated as Lot No. 102 on a plat entitled Estate of D. T. Smith made by Dalton & Neves dated May 1935, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book H, page 279, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Tallulah Drive, at the joint front corners of Lots Nos. 101 and 102; and running thence with the common line of said lots, N. 20-17 W., 208.5 feet to an iron pin in the line of property now or formerly belonging to C. C. Campbell; thence along the Campbell line, N. 58-45 E., 48 feet to an iron pin at the joint rear corners of Lots Nos. 102 and 103; thence along the common line of said lots, S. 22-05 E., 225 feet to an iron pin on the northwestern side of Tallulah Drive; thence along the northwestern side of said Drive, S. 77-03 W., 54.8 feet to an iron pin, the point of BEGINNING.

This is the same property conveyed to John R. Mathers and Charlotte P. Mathers by deed from George O. Bailey, dated May 20, 1977, and recorded in the R.M.C. Office for Greenville County, S. C. on May 30, 1977 in Deed Book 1057, Page 489.

which has the address of 17 East Tallulah Drive Greenville, South Carolina, 29605 (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 (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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