

FILED  
GREENVILLE S.C.

# MORTGAGE

VOL 1059 PAGE 991

APR 30 2 54 PM '84  
THIS MORTGAGE is made this 30th day of April 1984, between the Mortgagor, M. S. MARTIN AND T. S. TALLEY (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").

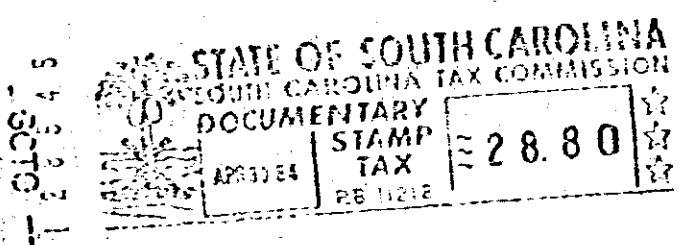
WHEREAS, Borrower is indebted to Lender in the principal sum of Seventy-Two Thousand and No/100 (\$72,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 30, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 1984.

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 improvements thereon, and being in the State of South Carolina, County of Greenville, shown and designated as Lot No. 9 on a plat of Section III, Northwood, recorded in the RMC Office for Greenville County, SC, in Plat Book 9-F, at Page 90, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on eastern side of Bendingwood Court and running thence with said Court N. 22-50-30 E. 47.0 feet to an iron pin, joint front corners of Lots Nos. 8 & 9 and running thence with the common boundary of Lot No. 8, S. 87-41 E. 196.0 feet to an iron pin; thence turning and running S. 32-02 W. 172.1 to an iron pin; thence turning and running with the line of Lot No. 10, N. 48-00 W. 165.0 feet to the point of beginning.

Derivation: Balentine Brothers Builders, Inc., Deed Book 1211, at Page 514, recorded April 30, 1984.



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which has the address of Bendingwood Circle Greenville, South Carolina (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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