

GREENVILLE, S.C.  
MAY 15 1984  
GREENVILLE, S.C.

VOL 1992 PAGE 921

# MORTGAGE

THIS MORTGAGE is made this 15th day of May 1984, between the Mortgagor, Michael V. Tate and Kathy H. Tate (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 Eighty-four thousand and no/100ths (\$84,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 15, 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 June 1, 2013

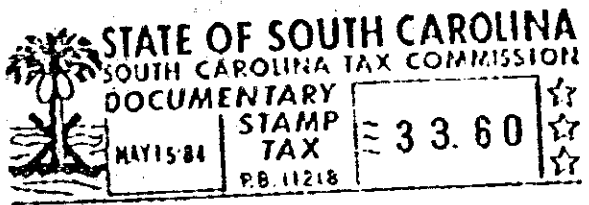
For monthly installments and interest rates see SCHEDULE A attached  
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, 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 all improvements thereon or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 3 on Plat of Quail Run prepared by Freeland and Associates recorded in Plat Book 8P at Page 21 and being described more particularly according to a more recent plat of Michael V. Tate and Kathy H. Tate, prepared by Freeland and Associates recorded in Plat Book 10P at Page 63, as having the following metes and bounds, to wit:

BEGINNING at an iron pin on the southern side of Quail Run Circle at the joint front corner of Lots 2 and 3 and running thence S 28-24 W, 200 feet to an iron pin, running thence N 61-36 W, 125 feet to an iron pin, thence N 28-24 E, 200 feet to an iron pin on Quail Run Circle, thence S 61-36 E, 125 feet to an iron pin, the point of BEGINNING.

DERIVATION: Deed of American Service Corporation recorded May, 1984 in Deed Book 1212 at Page 727 in the Greenville County RMC Office.

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which has the address of Quail Run Circle, Fountain Inn, SC 29644 (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.

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