

BOOK 79 1223

BOOK 1586 PAGE 418

FILED
GREENVILLE, S.C.

NOV 15 2 44 PM '82

JONAS TANNERLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 19th day of November 1982 between the Mortgagor, James B. Runion and Gayle S. Runion (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 Fifty Five Thousand, Nine Hundred Ninety Seven and 26/100 Dollars, which indebtedness is evidenced by Borrower's note dated November 19, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness if not sooner paid due and payable on February 18, 1983, pin, the point of beginning.

This being the same property conveyed to the mortgagors herein deed of Maurice A. Jones and Marie E. Jones and recorded in Deed Book 1122 at Page 544 on November 19, 1982.

FILED
GREENVILLE, S.C.
NOV 23 3 45 PM '82
JONAS TANNERLEY
R.M.C.

20555

PAID AND SATISFIED IN FULL
THIS 31st DAY OF Jan 19 83
AMERICAN FEDERAL SAVINGS & LOAN ASSOCIATION

James W. Martin
VICE PRESIDENT

Robert H. Stall
Jimmy Waddell

David
Sommerville

3 NOV 19 82

which has the address of 153 Swindon Circle Greenville
S.C. 29615 (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.