



Documentary Stamps are figured on ^{BOOK} 80 PAGE 251
the amount financed: \$12,117.68

MORTGAGE

BOOK 1589 PAGE 735

THIS MORTGAGE is made this 24th day of November 1982, between the Mortgagor, Charles R. Paxton, Jr. and Terri B. Paxton (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS Borrower is indebted to Lender in the principal sum of Twenty Four Thousand Nine Hundred Ninety Three Dollars & Sixty Cents, which indebtedness is evidenced by Borrower's note dated November 24, 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 December 1, 1992, which, when added to the property hereinabove described.

The grantees hereby assume and agree to pay the balance due on that certain mortgage given by JHJ Corporation to First Federal Savings and Loan Association dated and recorded on April 18, 1979 in the RMC Office for Greenville County in Mortgage Book 1463 at Page 636 with a principal balance of \$ 33,200.00

This is the same property conveyed by Deed of JHJ Corporation unto Charles R. Paxton, Jr. and Terry Paxton dated 9-19-79 recorded 9-20-79 in the RMC Office for Greenville County volume 1111 page 906.

FILED
GREENVILLE
APR 5 10 4 1983
DONNIE S. TARKENTON
R.M.C.

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circled
208 B
PROCESSED AND SATISFIED IN FULL
THIS 24th DAY OF Mar 19 83
AMERICAN FEDERAL SAVINGS & LOAN ASSOCIATION
BY Jan W. Martin
VICE-PRESIDENT
WITNESS: Kathy H. Hall
Sammy W. Smith

2.00(11)

which has the address of 111 Berea Forest Circle Greenville
(Street) (City)
South Carolina 29611 (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 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.

SOUTH CAROLINA—1 to 4 Family—6/75—FEMA/FRLMC UNIFORM INSTRUMENT

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