

P O Box 1268, Greenville, S. C. 29602  
GREENVILLE CO. S. C.

BOOK 80 PAGE 378  
BOOK 1554 PAGE 3

SEP 30 11 29 AM '81

# MORTGAGE

45301

JOHNIE S. TANKERSLEY  
R.M.C.

THIS MORTGAGE is made this 30th day of September 1981, between the Mortgagor Victor W. Kay, Jr. and Elizabeth A. Kay (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 Forty Three Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 30, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 2011

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 lying in the State of South Carolina, County of Greenville, shown as Lot 25 on plat of Forest Hills, recorded in Plat Book VV at page 59 and having such courses and distances as will appear by reference to said plat.

Being the same property conveyed by Luther R. Ambrose, III and Lorene B. Ambrose Barnett by deed recorded herewith.

In addition to and together with the monthly payments of principal and interest under the terms of the Note secured hereby, the mortgagor promises to pay to the mortgagee a monthly premium necessary to carry private mortgage guaranty insurance until the principal balance reaches 80 per cent of the original sales price or appraisal, whichever is less. The estimated monthly premium for the first nine years will be .02 per cent of the original amount of the loan. The estimated monthly premium for each year thereafter will be .01 per cent of the original principal balance of this loan. The mortgagee may advance this premium and collect it as part of the debt secured by the mortgage if the mortgagor fails to pay it.

MAY 16 1983

GREENVILLE  
MAY 16 1983

PAY AND CASHED IN FULL  
THIS 15th DAY OF May 1983  
AMERICAN FEDERAL SAVINGS & LOAN ASSOCIATION  
Richard C. Prew  
Assistant Vice President  
John G. Charos, Attorney

30365

STATE OF SOUTH CAROLINA  
DOCUMENTARY STAMP  
1720

Donnie J. Tankersley