

FILED
GREENVILLE, S.C.
MAY 27 3 44 PM '83

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BOOK 82 PAGE 142
ADAM FISHER, JR.
ATTORNEY AT LAW

MORTGAGE

THIS MORTGAGE is made this 27 day of May 1983 between the Mortgagor, Carmical Hunter and Phyllis Hunter (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 Seventy-One Thousand Seven Hundred and No/100-- Dollars, which indebtedness is evidenced by Borrower's note dated May 27, 1983 (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, 1983.

Creek Way S. 13-20 E. 89.94 feet to a point; thence with the curve of road the chord of which is S. 19-26 W. 35.49 feet to a point; thence with the north side of Pebble Creek Court S. 79-31 W. 115.82 feet to the point of beginning.

This being the same property conveyed to the mortgagors by deed of Pebblepart, Ltd., A South Carolina Limited Partnership, dated May 24, 1983, and being recorded herewith.

STATE OF SOUTH CAROLINA
RECORDING TAX COMMISSION
DOCUMENT NO. 11135
REGISTERED 26 83

11135

PAID AND RECEIVED IN FULL

TDS 304 PAY OF Sept 19 83

AMERICAN FEDERAL BANK, F.S.B.
FORMERLY AMERICAN FEDERAL
SAVINGS AND LOAN ASSOCIATION

BY *[Signature]*
WITNESS *[Signature]*

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which has the address of Lot #33, Pebble Creek Court Taylors
(Street) (City)
SC 29687 (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.

SOUTH CAROLINA—1 to 4 Family—6/75—FASMA/FILMC UNIFORM INSTRUMENT
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GREENVILLE, S.C.
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Dennis S. Lunsford
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