

FILED GREENVILLE CO. S. C. MORTGAGE

AUG 29 22 AM '83

THIS MORTGAGE is made this 29th day of July 1983, between the undersigned San-Del Builders

(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 SIXTY-THREE THOUSAND, FOUR HUNDRED & NO/100 (\$63,400.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 29, 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 January 29, 1984

This conveyance is made subject to all restrictions, set back lines, zoning ordinances, easements and rights-of-way, if any, affecting the above property.

OC14 83

THE 13th DAY OF Oct 19 83

OCT 14 1983 12:25

BY [Signature] A/P

WITNESS [Signature]

STATE OF SOUTH CAROLINA DOCUMENTARY STAMP TAX 25.36

FILED GREENVILLE OCT 14 3 50 PM 1983 DONNIE S. TANKERSLEY R.M.C.

Conceded Donnie S. Tankersley

2.0001

which has the address of Lot 24, Harness Trail, Heritage Lakes S/D, Simpsonville, S.C. 29681 (herein "Property Address");

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.