

X

FILED
GREENVILLE S.C.
SEP 3 1 55 PM '82
DONNIE S. TANKERSLEY
R.M.C.

BOOK 1579 PAGE 718
BOOK 84 PAGE 304

THIS MORTGAGE is made this 31st day of August 1982, between the Mortgagor, David P. Kuhlman and Glenda J. Kuhlman (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 161 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Five Thousand and 00/100 (\$25,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 31, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of 73-46 W. 95.5 feet to an iron pin on the Eastern side of Druid Street; thence along the Eastern side of Druid Street N. 8-23 E. 100 feet to an iron pin, the point of beginning.

This conveyance is subject to all restrictions, setback lines, roadways, easements and right of ways, if any, affecting the above described property.

This is the identical property conveyed to the grantors herein by deed of John H. Jones, Jr. and Brenda C. Jones, dated September 4, 1974, and recorded on September 5, 1974 in the RMC Office for Greenville County, S. C., in Deed Book 1006, page 243.

DOCUMENTARY STAMP
10.00

PAID AND RECEIVED IN FULL
THIS 9th DAY OF Feb 1984
FEB 15 1984
25108
AMERICAN FEDERAL BANK, F.S.B.
MEMBER OF THE FEDERAL RESERVE SYSTEM
AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION
K. D. Jurgan
Lisa K. Deller
Greenville, S.C.

which has the address of 203 Druid Street, Greenville, S. C. 29609 (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 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 - FNVA/FHMC UNIFORM INSTRUMENT
LP12282

2,000

1445

2 FEB 15 84

LENDER'S COPY
WALKER TOOL & MANUFACTURING CO.
(w/c)

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