

Documentary Stamps are figured on  
the amount financed: \$5058.04

BOOK 1592 PAGE 263

# MORTGAGE

THIS MORTGAGE is made this 1st day of December  
1982, between the Mortgagor, TOM MANTEKAS AND ALIKE MANTEKAS  
(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 Five Thousand Nine Hundred  
Sixty Two Dollars and .08/100 Dollars, which indebtedness is evidenced by Borrower's note  
dated December 1, 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 January 15, 1985

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, parcel or lot of land situate, lying and being in  
Greenville County, South Carolina, known and designated as lot #153  
Avon Park, as shown on a plat of the subdivision of Avon Park, recorded  
in the R. M. C. Office for Greenville County in Plat Book KK at page 71.

This being the same property conveyed to Grantors by deed recorded in  
Deed Book 890 at page 193.

This conveyance is made subject to any and all existing reservations,  
easements, rights of way and restrictions or protective covenants.

This is the same property conveyed by deed of Sonny R. Wooten to  
Tom Mantekas dated and recorded April 24, 1974, in Deed Vol. 997,  
at Page 668, in the RMC Office for Greenville County, South Carolina.

which has the address of 15 Marlow Lane Taylors, SC 29687  
(Street) (City)  
(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 improve-  
ments 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.

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