



Documentary Stamps are figured on the amount financed: \$ 10,824.60

MORTGAGE

BOOK **1605** PAGE **260**

THIS MORTGAGE is made this 4th day of April 1983 between the Mortgagor, David L. McCauley and Sylvia L. McCauley (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 Fifteen Thousand Two Hundred Ninety-nine and 40/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 4, 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 April 15, 1988.

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 certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, known and designated as Lot 26 as shown on plat of Colony Subdivision made by Lindsey & Associates dated May, 1979 recorded in the RMC Office for Greenville County in Plat Book 7-C at Page 87, reference being craved to said plat for a more particular metes and bounds description.

This conveyance is made subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights of way appearing on the property and/or of record.

This is a portion of the property conveyed to the grantor by deed of M. L. Lanford recorded October 16, 1978 in the RMC Office for Greenville County in Deed Book 1090 at page 9.

This is the same property conveyed by deed of David L. McCauley and Sylvia L. McCauley, by deed dated May 9, 1980 and recorded May 13, 1980 in the RMC Office for Greenville County in Volume 1125 Page 738.

which has the address of 2 Cottage Lane, Taylors, SC 29687 (herein "Property Address");
[Street] [City]
[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.

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