



Documentary Stamps are figured on the amount financed: \$ 7,912.88

MORTGAGE

BOOK 1610 PAGE 838

THIS MORTGAGE is made this 25th day of April 1983, between the Mortgagor, John A. Call and Pamela Call

(herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION a corporation organized and existing under the laws of SOUTH CAROLINA whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Eleven thousand, two hundred, two & no/cents Dollars, which indebtedness is evidenced by Borrower's note dated April 25, 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 May 1, 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 piece, parcel or lot of land situate, lying and being at the intersection of Trent Drive and Marlow Lane near the City of Greenville, in the County of Greenville, State of South Carolina and being known and designated as Lot No. 145 of the Subdivision known as Avon Park, plat of which is recorded in the RMC Office for Greenville County in Plat Book KK at Page 71 and according to said plat has the following metes and bounds, to-wit:

BEGINNING at an iron pin on Marlow Lane at the joint front corner of Lots Nos. 145 and 146 and running thence S. 69-51 W. 24.3 feet to an iron pin; thence running N. 83-08 W. 89 feet to an iron pin; thence continuing N. 55-53 W. 196.6 feet to an iron pin; thence running N. 69-51 E. 218.2 feet to an iron pin; thence running S. 20-09 E. 200 feet to an iron pin, the point of beginning.

This conveyance is made subject to easements, conditions, covenants, restrictions and rights of way which are a matter of record and actually existing on the ground effecting the subject property.

This is that same property conveyed by deed of Jeffco Enterprises, Inc. to John A. and Pamela A. Call, dated June 19, 1979, recorded June 19, 1979, in Volume 1105, at Page 63, in the RMC Office for Greenville County, S.C.

which has the address of Trent Drive, Taylors, S.C. 29687 (Street) (City) (State and Zip Code) (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.

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