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S.C.
S. 10-11-84
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RECORD

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MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on August 31 1984. The mortgagor is Sandra Turner and Dale Turner D/B/A San-Del Builders ("Borrower"). This Security Instrument is given to AMERICAN FEDERAL BANK, FSB which is organized and existing under the laws of THE UNITED STATES OF AMERICA and whose address is POST OFFICE BOX 1268, GREENVILLE, SOUTH CAROLINA 29602 ("Lender"). Borrower owes Lender the principal sum of Fifty Five Thousand Six Hundred and no/100 Dollars (U.S. \$55,600.00). This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on March 1, 1985. This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in Greenville County, South Carolina:

All that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, on the westerly side of Holland Road, being known as Lot #22 of Gilder Creek Estates, and being shown on a survey and plat prepared August 23, 1984, by Free-land & Associates, Engineers & Land Surveyors, said plat being entitled "Gilder Creek Estates, Phase 1, Lot 22, Property of San-Del Builders", said plat being recorded in the RMC Office for Greenville County, S.C., in Plat Book 10-10, at page 71, and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of the right of way of Holland Road at the joint front corner of Lots #21 and #22, and running with the westerly side of the right of way of Holland Road, S.33-20E., 90.10 feet to an iron pin; thence turning and running with the line of property now or formerly of Bethel Church, S.51-08W., 140.53 feet to an iron pin; thence turning and running N.33-20W., 105.42 feet to an iron pin at the joint rear corner of Lots #21 and #22; thence turning and running with the line of Lot #22, N.57-24E., 139.89 feet to an iron pin on the westerly side of the right of way of Holland Road, said iron pin being the point of beginning.

This being the same property conveyed to the mortgagors herein, by deed of Davis Properties, Inc., said deed to be recorded herewith.

which has the address of 503 Holland Road Simpsonville South Carolina 29681 ("Property Address");

TO HAVE AND TO HOLD such property 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 rights and stock and all fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument 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 and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

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