



Documentary Stamps are figured on the amount financed: \$27,511.04

BOOK 1594 PAGE 62

MORTGAGE

THIS MORTGAGE is made this 10th day of January 1983, between the Mortgagor, William C. Plumstead and Vicki Plumstead (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 Fifty Five Thousand Nine and 20/100 Dollars, which indebtedness is evidenced by Borrower's note dated January 10, 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 January 1, 1993;

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 on the north side of Tara Avenue in the County of Greenville, State of South Carolina, being known and designated as Lot 29 on a plat of Cunningham Acres recorded in the RMC Office for Greenville County, South Carolina, in Plat Book BBB, at page 118, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the north side of Tara Avenue, joint front corner of Lots 28 and 29, and running thence along the common line of side Lots N. 05-20 E. 165 feet to an iron pin in the line of Lot 22, joint rear corner of Lots 28 and 29; thence along the line of Lots 22 and 21 S. 84-40 E. 110 feet to an iron pin; joint rear corner of Lots 29 and 30; thence along the common line of said Lots S. 05-20 W. 165 feet to iron pin on the north side of Tara Avenue, joint front corner of Lots 29 and 30; thence along the said Tara Avenue N. 84-40 W. 110 feet to the point of beginning.

This conveyance is made subject to protective covenants, easements and rights-of ways of record.

This is the same property conveyed to the grantor herein by deed of Employee Transfer Corporation to William C. Plumstead and Cheryl L. Plumstead dated 11-24-76 and recorded 12-03-76 in DEED VOL. 1047 Page 207, in the R. M. C. office for Greenville County, SC.

This being the same property conveyed by Deed of Cheryl L. Plumstead (her one-half undivided interest in) to William C. Plumstead dated 8-22-77; recorded 10-06-77, in Deed Vol. 1066 at page 346 in the R. M. C. office for Greenville County, SC.

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which has the address of 7 Tara Avenue, Taylors, SC 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.

SOUTH CAROLINA - 1 to 4 Family - 6/75 - FNMA/FHLMC UNIFORM INSTRUMENT

EP132282

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