

FILED
GREENVILLE S.C.
Oct 10 11 03 AM '83
DONNIE C. SLEY
R.P.C.

MORTGAGE

BOOK 1629 PAGE 833

THIS MORTGAGE is made this 6th day of October, 1983 between the Mortgagor, Gerald D. Martin and Sheree L. Martin (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL BANK, F. S. B., 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").

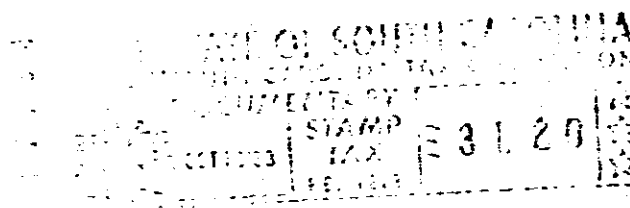
WHEREAS, Borrower is indebted to Lender in the principal sum of Seventy-eight Thousand and No/100 (\$78,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 6, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 2013.

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, with all improvements thereon or hereafter constructed thereon, situate, lying and being on the northern side of Quail Run Circle in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 41 on Plats of Quail Run prepared by Freeland and Associates, recorded in Plat Book 7-X at Page 63 and Plat Book 8-P at Page 21 and being described more particularly, according to said plats, to-wit:

BEGINNING at an iron pin on the northern side of Quail Run Circle at the joint front corner of Lots 41 and 42 and running thence along the common line of said lots N. 28-24 E. 200 feet to an iron pin at the joint rear corner of said lots; thence S. 61-36 E. 125 feet to an iron pin at the joint corner of Lots 41, 55, 63 and 64; thence S. 28-24 W. 200 feet to an iron pin at the joint front corner of Lots 41 and 65 on the northern side of Quail Run Circle; thence along the northern side of said Circle N. 61-36 W. 125 feet to an iron pin, the point of beginning.

DERIVATION: Deed of American Service Corporation recorded October 1983 in Deed Book 1198 at Page 105.



which has the address of Quail Run Circle, Fountain Inn, South (Street) (City) Carolina 29644 (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 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.

083

4328-RV-2