

FILED  
GREENVILLE, S.C.

**MORTGAGE**

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NOV 3 1983

THIS MORTGAGE is made this 23rd day of November 1983, between the Mortgagor, R. NOLAN TANNER (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL BANK, F. S. B. (herein "Lender"), a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA.

WHEREAS, Borrower is indebted to Lender in the principal sum of FIFTY FIVE THOUSAND AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated November 23, 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 December 1, 2003.

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 tract of land situate, lying and being on the eastern side of Walker Road, in the County of Greenville, State of South Carolina, containing 3.26 acres, more or less, according to plat entitled "Property of Mildred S. Center, dated May 15, 1975, revised October 19, 1977 by Campbell & Clarkson Surveyors, Inc., and having, according to a more recent survey prepared by David C. Kirk, S.C.R.L.S. No 6676, entitled, "Property of R. Noland Tanner, recorded in the R.M.C. Office for Greenville County in Plat Book 10 E at Page 35 such metes and bounds as appear thereon.

THIS is a portion of the property conveyed to the Mortgagor herein by deed of Mildred S. Center dated November 1, 1977 and recorded in the R.M.C. Office for Greenville County in Deed Book 1067 at Page 895 on November 3, 1977.

22.00

which has the address of Route 5, Walker Road, Travelers Rest, South Carolina 29690 (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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