



MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 11,278.93

THIS MORTGAGE is made this 29th day of November 1983, between the Mortgagor, Patricia H. Tate, (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 Eighteen thousand eighty two dollars and 68/100 (18,082.68) Dollars, which indebtedness is evidenced by Borrower's note dated November 29, 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, 1990

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 in Greenville County, South Carolina, designated as Lot No. 9 on a plat of Cedar Terrace Subdivision recorded in the RMC Office for Greenville County in Plat Book BBB at Page 137, and having the courses and distances shown on said plat.

THIS being the same property conveyed to the Grantor and Grantee herein by a certain deed recorded in the RMC Office for Greenville County in Deed Book 831 at Page 84.

THIS conveyance is made subject to a certain mortgage in favor of First Federal Savings and Loan Association of Greenville, South Carolina, recorded in the RMC Office for Greenville County in Mortgage Book 1069 at Page 45, in the original amount of \$19,000.00.

THIS conveyance is made subject to any and all restrictions or easements that may appear of record on the recorded plat(s) or on the premises.

DERIVATION: This is the same property conveyed by deed of James H. Tate unto Patricia A. Tate, her heirs and assigns, dated June 28, 1973, recorded July 10, 1973 in Volume 978 at Page 594 of the RMC Office for Greenville County, Greenville, South Carolina.

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which has the address of 105 Lanier Lane Mauldin, South Carolina 29662 (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".

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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.

