

FILED
 REC'D
 S.C.
 MORTGAGE
 R.M.C.
 SLEY

1557-205
 VOL 1630 PAGE 114

THIS MORTGAGE is made this 9th day of April 1984, between the Mortgagor, **LESTER E. DELLINGER & ANNE R. DELLINGER** (herein "Borrower"), and the Mortgagee, **AMERICAN FEDERAL BANK, FSB** 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 **EIGHTY THOUSAND AND NO/100 (\$80,000.00)** Dollars, which indebtedness is evidenced by Borrower's note dated **April 9, 1984** (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on **May 1, 2014**

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 situate, lying and being on eastern side of Foot Hills Road near City of Greenville, in County of Greenville, State of South Carolina, being known and designated as Lot No. 79 as shown on plat of Green Valley Estates by Piedmont Engineering Service, December 20, 1957, recorded in RMC Office for Greenville County in Plat Book QQ, pages 2 & 3, and having according to more recent survey of the Property of Lester E. Dellinger and Anne R. Dellinger by Jones Engineering Service, April 5, 1984, the metes and bounds as shown thereon.

This being same property conveyed to Anne R. Dellinger by Liberty Properties Corporation of South Carolina recorded April 25, 1972, in Deed Book 941, page 602. Anne R. Dellinger conveyed a one-half interest to Lester E. Dellinger by deed of even date herewith and recorded in the RMC Office for Greenville County simultaneously herewith.

STATE OF SOUTH CAROLINA
 SOUTH CAROLINA TAX COMMISSION
 DOCUMENTARY
 APR 13 '84
 STAMP
 TAX
 32.00
 FEB. 11, 1983

SC70

 1 AP 13 84

 3 MY 01 84

 1453

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 6.00CT

 6.00CT

which has the address of **Rt. 7 Sunrise Valley Rd.** **Greenville**
(Street) (City)
S. C. 29609 (herein "Property Address");
(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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