

1585

HAYNSWORTH, PERRY, BRYANT, (C.R. 25)
MARKON & JOHNSTONE, ATYS.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DAVID J. AND REBECCA D. TESAR

AMERICAN FEDERAL BANK, F.S.B.
P. O. BOX 1268
GREENVILLE, SOUTH CAROLINA
29602

-10-

\$90,000.00

Lot 297, Appomattox Drive
Powderhorn

FILED
S.C.
1984
MAY 11
RECORDED

[Space Above This Line For Recording Data] VOL 1682 PAGE 960

MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on September 24, 1984-----
 1984. The mortgagor is David J. Tesar and Rebecca D. Tesar-----
 ("Borrower"). This Security Instrument is given to
AMERICAN FEDERAL BANK, FSB-----, which is organized and existing
 under the laws of THE UNITED STATES OF AMERICA-----, and whose address is POST OFFICE BOX 1268,
GREENVILLE, SOUTH CAROLINA 29602----- ("Lender").
 Borrower owes Lender the principal sum of Ninety Thousand and no/100-----
Dollars (U.S. \$90,000.00)-----). This debt is evidenced by Borrower's note
 dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not
 paid earlier, due and payable on October 1, 2014-----). This Security Instrument
 secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and
 modifications; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this
 Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and
 the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and
 assigns the following described property located in Greenville----- County, South Carolina:

ALL that certain piece, parcel or lot of land with the buildings and
 improvements thereon, situate, lying and being on the southwesterly side of
 Appomattox Drive, near the City of Greenville, South Carolina, being known
 and designated as Lot 297 on plat of Powderhorn, Section 4, Map 2, as
 recorded in the RMC Office for Greenville County in Plat Book 9F, Page 50,
 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwesterly side of Appomattox Drive
 at the joint front corner of Lots 296 and 297 and running thence with the
 common line of said Lots, S. 49-08-44 W., 140.44 feet to an iron pin,
 joint rear corner of said Lots; thence running N. 39-05-15 W., 82.95 feet
 to an iron pin, joint rear corner of Lots 298 and 297; running thence
 with the common line of said Lots N. 50-54-45 E., 140.0 feet to an iron
 pin on the southwesterly side of Appomattox Drive; thence with the southwesterly
 side of Appomattox Drive S. 39-05-15 E., 54.22 feet to an iron pin; thence
 still with the southwesterly side of Appomattox Drive S. 39-58 E., 24.4 feet
 to an iron pin, the point of beginning.

This is the identical property as conveyed to the mortgagors by deed of
 American Service Corporation as recorded in the RMC Office for Greenville
 County in Deed Book 1222, Page 522, recorded Sept 24, 1984.

GCTO -----3 SEP 24 84

which has the address of 204 Appomattox Drive----- Simpsonville
 [Street] [City]
South Carolina----- 29681----- ("Property Address");
 [Zip Code]

TO HAVE AND TO HOLD such property 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 rights and stock and all fixtures now or hereafter a part of the property. All
 replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this
 Security Instrument 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 and that the Property is unencumbered, except for encumbrances of record.
 Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any
 encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with
 limited variations by jurisdiction to constitute a uniform security instrument covering real property.

STATE OF SOUTH CAROLINA
 SOUTH CAROLINA TAX COMMISSION
 DOCUMENTARY STAMP
 \$ 27.00
 SEP 27 PM
 PB. 11218

12-53232-4