

**MORTGAGE**

VOL 1045 PAGE 800  
BOOK 85 PAGE 1507

FILED  
GREENVILLE S.C.  
JUN 30 1984

THIS MORTGAGE is made this 27th day of January 1984, between the Mortgagor, San Del Builders (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 Fifty Two Thousand and 00/100 (\$52,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated January 27, 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 August 1, 1984

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the nos. 17 and 18, N.39-42W., 145.0 feet to a point, the joint rear corner of Lots Nos. 17, 18, 13 and 14; thence turning and running with the joint line of Lots Nos. 13 and 18, N.39-18E., 90.0 feet to a point at the joint rear corners of Lots Nos. 12, 13, 18 and 19; thence turning and running with the joint line of Lots Nos. 18 and 19, S.50-42E., 145.0 feet to a point on the northwesterly side of Harrogate Court, said point being the joint front corner of Lots Nos. 18 and 19; thence turning and running with the northwesterly side of Harrogate Court, S.39-18W., 90.0 feet to a point, the point of beginning.

This being the same property conveyed to the mortgagor herein by deed of W.N. Leslie, Inc., said deed to be recorded herewith.

JN1884 1459

PAID AND SATISFIED BY FILE  
THIS 17th DAY OF May 84  
AMERICAN FEDERAL BANK, F.S.B.  
FORMERLY AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION  
BY *[Signature]* AOP  
WITNESS *[Signature]*

STATE OF SOUTH CAROLINA  
DOCUMENTARY STAMP TAX  
JUN 18 1984  
\$ 20.80

FILED  
GREENVILLE S.C.  
JUN 18 2 40 PM '84  
DONNIE S. TANKENSLY  
R.M.C.

which has the address of Harrogate Court (Street) Simpsonville (City) S.C. 29681 (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.

400 6 11801

JUN 18 1984

*[Signature]*  
Donnie S. Tankensly

