

JUL 21 5 00 PM '83

DONNIE S. TANNELEY  
R.M.C.

BOOK '83 PAGE 1113

BOOK 1618 PAGE 43

# MORTGAGE

THIS MORTGAGE is made this 27th day of July 1983, between the Mortgagor, Michael N. Falconer (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL BANK, F.S.B., 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 Forty-One Thousand Three Hundred and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 27, 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 August 1, 2013, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 2013, prepared by W. R. Williams, Jr., dated July 29, 1983, the following metes and bounds:

BEGINNING at an iron pin on the southwestern side of Gray Fox Square at the joint front corner of Lots Nos. 113 and 114 and running thence with the line of Lot No. 113 S. 72-26 W. 130 feet to an iron pin in the rear line of Lot No. 125; thence with the rear line of Lot No. 125 N. 27-25 W. 70.5 feet to an iron pin in the line of Lot No. 115; thence with the line of Lot No. 115 N. 52-44 E. 130 feet to an iron pin on the southwestern side of Gray Fox Square; thence with the curve of the southwestern side of Gray Fox Square the chord of which is S. 27-25 E. 115 feet to the point of beginning.

This is the identical property conveyed to the mortgagor herein by deed of Mark Alan Thompson and Linda Cheryl Thompson, dated July 27, 1983, and recorded in said RMC Office in Deed Book 1193, at page 177, on July 27, 1983.

PAID AND RETURNED BY MAIL  
AUG 23 1983  
MAYNORTH, HENRY, FRYBACH,  
MARSH & JOHNSTONE, ATYS

AMERICAN FEDERAL BANK, F.S.B.  
FORMERLY AMERICAN FEDERAL  
SAVINGS AND LOAN ASSOCIATION  
WITNESSES  
*[Signature]*  
*[Signature]*

STATE OF SOUTH CAROLINA  
RECORDING TAX COMMISSION  
DOCUMENTARY  
STAMP  
TAX  
16.52

6012 Taylors  
which has the address of 501 Gray Fox Square (Street)  
S. C. 29687 (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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DO NOT WRITE IN THESE SPACES  
AUG 24 11 20 AM '83  
GREENVILLE, S.C.  
RECORDED