



44745

# MORTGAGE

BOOK 1544 PAGE 970

THIS MORTGAGE is made this 5 day of June, 1981, between the Mortgagor, Mr. John N. Manthei and Mrs. Cheryl N. Manthei (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Ten Thousand, Three Hundred and fifty-three Dollars and 72/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 5, 1981 (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 10, 1981

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, situate, lying and being on the eastern side of Corrine Drive, in the City of Greenville, Greenville County, South Carolina being known and designated as Lot 74 and the adjoining 60 feet of the north-western side of Lot 73, of Block F, on a plat of University Heights, made by Piedmont Engineering Service, dated January 1949, recorded in the RMC Office for Greenville County, SC in Plat Book BB, Page 21, and having the following metes and bounds to-wit: BEGINNING at an iron pin on the northeastern side of Corrine Drive at the joint front corner of Lots Nos. 77 and 74 and running thence along the common line of said lots, N. 56-37 E., 207.5 feet to an iron pin; thence S. 32-07 E., 160 feet to a point in the rear line of Lot No. 73; thence along a new line through Lot no. 73, S. 56-37 W., 209 feet, more or less, to a point on the northeastern side of Corrine Drive in the front line of Lot no 73; thence along the northeastern side of Corrine Drive, N. 31-13 W., 160 feet to an iron pin, the point of BEGINNING.

The above property is the same property conveyed to Mark C. Asher and Marjorie C. Asher by deed of Leroy Webb and Mildred A. Webb recorded July 2, 1973 in Deed Book 978, Page 112, and is hereby conveyed subject to all rights-of-way, easements, conditions, public roads, and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property. The above property is also the same property conveyed to Laura E. Walker by Mark C. Asher and Marjorie C. Walker by deed recorded in Deed Book 1058, Page 328, in the records of the Register of Mesne Conveyance, on June 10, 1977.

As a part of the consideration for this conveyance, the Grantees assume and agree to pay that mortgage of record in favor of Mark C. Asher and Marjorie C. Asher, recorded in Mortgage Book 1400, Page 686 in the RMC Office for Greenville County, South Carolina, in the present principal balance of \$59,016.19

This is the same property conveyed by deed of Laura E. Walker, dated 8/22/80 and recorded 10/6/80 in the RMC Office for Greenville County in Volume 1134, at Page 927.

which has the address of 126 Corrine Dr., Greenville, S.C. 29607  
(Street) (City)  
 (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 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.

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