

FILED
GREENVILLE CO S. C.

OCT 26 4 03 PM '83

MORTGAGE

0001532 PAGE 545

DONNIE S. WALKER
R.M.C.

THIS MORTGAGE is made this 25th day of October 1983, between the Mortgagor, Walter C. Holthausen and LaVonne L. Holthausen (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 THIRTY FIVE THOUSAND AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 2013

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 certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, in Butler Township, on the northwester corner of the intersection of Shannon Drive and Mimosa Drive and being known and designated as Lot No. 25 on a plat of McSwain Gardens Subdivision, recorded in the RMC Office for Greenville County in Plat Book GG at Page 75, and having, according to a more recent survey prepared by Freeland and Associates, dated October 24, 1983, entitled "Property of Walter C. Holthausen and LaVonne L. Holthausen", the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Mimosa Drive, joint front corner of Lots 25 and 26 and running thence with Mimosa Drive, S. 13-02 W. 64.3 feet to a railroad spike; thence continuing with Mimosa Drive S. 5-30 W. 126.0 feet to an iron pin; thence with the intersection of Shannon Drive and Mimosa Drive, the chord of which is S. 69-51 W. 17.5 feet to an iron pin located on Shannon Drive; thence with the eastern side of Shannon Drive S. 46-20 W. 210.2 feet to an iron pin; thence with the line of Lot 24 N. 43-40 E. 170.4 feet to an iron pin with the intersection of Lots 24, 25 and 26; thence with the line of Lot 26 S. 46-20 E. 108.7 feet to an iron pin, the point of BEGINNING.

THIS is the same property conveyed to the Mortgagors herein by deed of United Guaranty Residential Insurance Company of Iowa, dated October 24, 1983 and recorded simultaneously herewith.

RECORDED IN THE OFFICE OF THE CLERK OF THE COURT OF THE COUNTY OF GREENVILLE, SOUTH CAROLINA
ON OCTOBER 26, 1983 AT 4:03 PM
BY DONNIE S. WALKER, R.M.C.
STAMP 1400

which has the address of 1 Mimosa Drive Greenville South Carolina 29613 (herein "Property Address");

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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