

Documentary Stamps are figured on
the amount financed. \$ 25,066.04

MORTGAGE

BOOK 1594 PAGE 54

THIS MORTGAGE is made this 10th day of January 1983 between the Mortgagor, William A. Marler and June P. Marler (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, 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 thousand, seven hundred forty-four and 40/100 Dollars, which indebtedness is evidenced by Borrower's note dated January 10, 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 February 1, 1993

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, SC, State of South Carolina:

ALL that piece, parcel or lot of land, with all buildings and improvements thereon, situate, lying and being on the southwestern corner of the intersection of Chatelaine and Hudson Road, in Greenville County, South Carolina, being known and designated as the greater portion of Lot No. 162 and a small portion of Lot 161, as shown on a plat of MERRIFIELD PARK, made by C. O. Riddle, dated October, 1967, recorded in the RMC Office for Greenville County, S.C., in Plat Book 000, page 177, and having thk following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Chatelaine at the joint corner of Lots Nos. 162 and 163, and running thence along the common line of said lots, S. 69-35 W., 130 feet to an iron pin at the joint corner of Lots Nos. 161 and 162; thence along the rear line of Lot 161, S. 69-35 W., 12 feet to a point; thence along a new line through Lots Nos. 161 and 162, N. 13-34 W., 201.4 feet to a point in the front line of Lots 162 on the southern side of Hudson Road; thence along the southern side of Hudson Road, N. 69-35 E., 93 feet to an iron pin; thence along the curve of the intersection of Chatelaine and Hudson Road, the chord of which is S. 65-85 E., 35.4 feet to an iron pin on the western side of Chatelaine; thence along the western side of Chatelaine, S. 20-25 E., 175 feet to an iron pin, the point of beginning.

This is that same property conveyed by deed of Robert M. Teague and Gertrude H. Teague, dated 10/17/77, recorded 10/21/77, in Deed Volume 1067, at page 144, in the R.M.C. Office for Greenville County, SC.

which has the address of 19 Chatelaine Drive, Greenville, SC 29615 (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 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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