



BOOK 1590 PAGE 757

Documentary Stamps are figured on the amount financed: \$ 12,083.84

MORTGAGE

THIS MORTGAGE is made this 7th day of March 1983 between the Mortgagor, John D. Mahon (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 Twenty-Four Thousand, Three Hundred, Eighty-Six and 40/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 7, 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 March 15, 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, State of South Carolina:

IN THE COUNTY of Greenville, State of South Carolina: On the Southern side of Sixth Street, being shown and designated as Lot 79 on plat of Judson Mills Village, Section 4, prepared by Dalton & Neves, January, 1941, and recorded in the R.M.C. Office for Greenville County in Plat Book K, at Pages 75 and 76. Said lot fronts an aggregate of 68 feet on Sixth Street; runs back to a depth of 113.1 feet on its western boundary; runs back to a depth of 122.8 on its eastern boundary, and is 64 feet across the rear.

This is that same property conveyed by deed of Administrator of Veteran's Affairs to John D. Mahon, dated 5-5-79, recorded 5-14-79, in Book 1102, at Page 416, in the R.M.C. Office for Greenville County, S.C.

GCTG ----- 3 MR 30 83 024 4.00CD

which has the address of 32 Sixth Street, Judson, Greenville, S.C. (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 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.

0 7 5 7

4328 W-2