

South Carolina Ave.  
Stewart, Florida 33494

GREENVILLE  
JUL 5 2 41 PM '83  
DONNE

# MORTGAGE

89-1514-5399

*[Handwritten initials]*

THIS MORTGAGE is made this 5th day of July 1983, between the Mortgagor, STEPHANIE BRYAN and GERALD E. BRYAN (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 THIRTY-SIX THOUSAND and 00/100 (\$36,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 5, 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.

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 those pieces, parcels or lots of land, together with all buildings and improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, Bates Township, being shown and designated as Lots Nos. 14, 15, 16 and 17 on a Plat of DOGWOOD HILLS, dated October 1956, prepared by T. T. Dill, Reg. C.E. and L.S., recorded in the RMC Office for Greenville County, South Carolina in Plat Book QQ, Page 63, also as shown on plat entitled "property of Stephanie Bryan" dated June 27, 1983, prepared by Carolina Surveying Co., R. B. Bruce, RLS, recorded in the RMC Office for Greenville County, South Carolina in Plat Book 9-V at Page 2, reference to which is hereby craved for the metes and bounds thereof.

This being the same property conveyed to the Mortgagors herein by deed of Robert Pahlitzsch and Laurie Storie-Pahlitzsch.

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
STAMP  
TAX  
14.40  
JUL-5-83  
REG. 10118

which has the address of 15 Dogwood Drive, Travelers Rest, South Carolina (herein "Property Address");  
[Street] [City] [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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