

GREENVILLE

1314 604

JUL 5 2 45 PM '83

# MORTGAGE

THIS MORTGAGE is made this 1st day of July 19. 83, between the Mortgagor, A. Marvin Quattlebaum and Zylphia S. Quattlebaum (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 Thirty-Five Thousand and No/100ths (\$35,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 1983 (herein "Note"), providing for monthly installments of principal and interest, only, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 1984

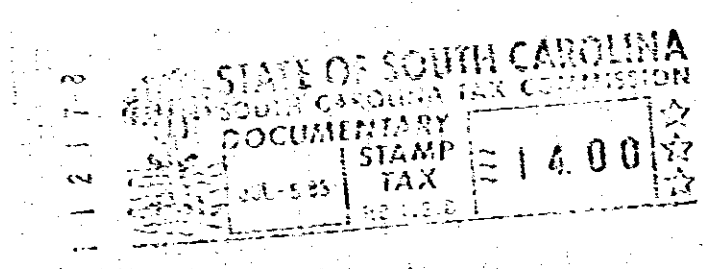
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Greenville Township, known and designated as Lots Nos. 1 and 2 on a plat of property of Estate of Mrs. C. A. Cook, deceased, made by Dalton & Neves, April, 1940, and described together, showing the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwest corner of Victory Avenue and Pine Forest Drive and running thence along the northern line of said Victory Avenue N. 84-40 W. 180 feet to an iron pin, joint front corner of Lots Nos. 2 and 3; thence along the common lines of Lots Nos. 2 and 3, N. 3-26 E. 163 feet to an iron pin, joint rear corner of Lots 2 and 3; thence N. 89-58 E. 180.8 feet to an iron pin on the western line of Pine Forest Drive; thence along the western line of said Pine Forest Drive, N. 3-34 E. 180 feet to the point of beginning.

Being the same property conveyed to the mortgagors herein by deed of J. Mac Rabb, Jr., et al recorded in the RMC Office for Greenville County, South Carolina on 9/8/77 in Deed Book 1064, Page 346.

The lien of the within mortgage is understood to be junior in rank and priority to the lien of that certain mortgage given to South Carolina Federal Savings and Loan Association recorded in the RMC Office for Greenville County in Mortgage Book 1418, Page 253.



which has the address of 10 Pine Forest Drive, Greenville, SC 29601 (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.

