

FILED
GREENVILLE CO. S. C.
JAN 24 1 35 PM '83
DONNIE S. TANKERSLEY
R.M.C.

12-51279
BOOK 1592 PAGE 550
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MORTGAGE

THIS MORTGAGE is made this 18th day of January 1983, between the Mortgagor, James D. Welch and Margaret W. Welch (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 and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated January 18, 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, 2003

THE mailing address of the Mortgagee herein is 101 East Coffee Street, Greenville, South Carolina 29602.

PAID AND SANCTIONED IN FULL
TSS 144 FILED July 11 83
AMERICAN FEDERAL BANK, F.S.B.
FORMERLY AMERICAN FEDERAL
SAVINGS AND LOAN ASSOCIATION
BY *AD J. King, AUL*
WITNESS *Marie L. King*

3857

RECORDED
GREENVILLE, S.C.
AUG 2 10 09 AM '83
DONNIE S. TANKERSLEY
R.M.C.

LATHAN, SMITH & BARGANE, P.A.
Donnie S. Tankersley R.M.C.

which has the address of Route 2, Jordan Road, Greer (City)
South Carolina 29651 (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.