



Documentary Stamps are figured on the amount financed: \$23,565.44

BOOK 1594 PAGE 46

MORTGAGE

BOOK 84 PAGE 41

THIS MORTGAGE is made this 29 Jay of December 1982 between The Mortgagor, Charles D. and Andrea Y. Garner (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 Forty Eight thousand four hundred fifty three dollars and 69/100 dollars, which indebtedness is evidenced by Borrower's note dated January 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 February 15, 1993

that certain real estate mortgage given by the Grantor of even date to Fidelity Federal Savings and Loan Association in the amount of \$24,500.00 and recorded in the RMC Office for Greenville County, South Carolina, in REM Book 1281 at Page 182.

THIS is the same property conveyed by deed of Premier Investment Co. Inc. dated 6-8-73 and recorded 6-11-73, in the RMC Office for Greenville County in Volume 976 at Page 492.

FILED GREENVILLE CO. S.C. FEB 3 12 36 PM '84 DONNIE E. TANKERSLEY R.M.C. GCTO 3 FEB 7 83 065

Donnie E. Tankersley R.M.C. JERRY E. STOKES, R.M.C. cancelled Donnie E. Tankersley R.M.C.

FEB 3 1984 PAID AND SATISFIED IN FULL THIS 28th DAY OF April, 1983 AMERICAN FEDERAL SAVINGS & LOAN ASSOCIATION 2:068 BY Joan E. Deal VICE-PRESIDENT WITNESS Kathy H. Hall Mandy W. Smith

which has the address of 604 Del Norte Rd. Greenville, SC 29615 (Street) (City) (State and Zip Code) (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 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.

SOUTH CAROLINA - 1 to 4 Family - 6/75 - FNMA/FHLMC UNIFORM INSTRUMENT 1712142 #05-051371-80 \$23,565.44

