



Documentary Stamps are figured on  
the amount financed: \$ 6,000.44

# MORTGAGE

BOOK 1590 PAGE 920

THIS MORTGAGE is made this 6th day of December 1982 between the Mortgagor, Constandine S. Parthemos (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 Eight Thousand Seven Hundred Ninety Dollars and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated December 6, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 15, 1988.

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 situate, lying and being in Greenville County, State of South Carolina, in the Town of Mauldin, being known and designated as Lot No. 46 on plat of Glendale as shown by plat recorded in the RMC Office for Greenville County in Plat Book QQ at pages 76 and 77 and having according to said plat, the following metes and bounds, to-wit:

Beginning at a point on the southern side of Fairfield Drive at the joint front corner of Lots Nos. 46 and 47 and running thence S. 03-08 W. 197.7 feet to a point at the joint rear corner of Lots Nos. 46 and 47; thence N. 75-51 E. 134.0 feet to a point on the western side of Drury Lane; thence with the western side of Drury Lane N. 06-34 W. 47.8 feet to a point; thence continuing with the western side of Drury Lane N. 03-08 E. 86.1 feet to a point; thence following the curvature of the southwestern intersection of Drury Lane and Fairfield Drive the chord of which is N. 41-52 W. 35.3 feet to a point; thence with the southern side of Fairfield Drive N. 86-52 W. 95 feet to the point of beginning.

This conveyance is made subject to any restrictive covenants, building setback lines, easements and rights of way affecting the above described property.

This is the same property conveyed by deed of Mary I. Taylor to Constandine S. Parthemos, dated 10-1-75, recorded 10-28-75, in volume 1026, at page 428 of the RMC Office for Greenville County, SC

which has the address of 100 Drury Lane Mauldin South Carolina 29662 (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 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.

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