



MORTGAGE

BOOK 1575 PAGE 9

BOOK 82 PAGE 305

THIS MORTGAGE is made this 16th day of June 1982, between the Mortgagor, Kay E. Dent and Donna W. Dent (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-three thousand and four dollars and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 16, 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 Aug. 1, 1992

As a part of the consideration for this deed, the Grantees assume and agree to pay in full the indebtedness due on a note and mortgage given to First Federal Savings and Loan Association in the original amount of \$61,600, dated November 10, 1980, and recorded in the RMC Office for Greenville County, South Carolina, on November 10, 1980, in Mortgage Book 1524, Page 53, which has a principal balance due in the amount of \$61,475.09.

This conveyance is subject to any zoning ordinances, restrictions, setback lines or easements that may appear of record, on the recorded plat, or on the premises.

FILED GREENVILLE, S.C. SEP 1 9 44 AM '82 DONNIE S. TARKENTON RMC

7433 Corrected Donnie S. Tarkenton RMC

PAID IN FULL THE 28th DAY OF July 19 83 AMERICAN FEDERAL SAVINGS & LOAN ASSOCIATION BY [Signature] WITNESS Kathleen M. Allen Donnie Tarkenton

2,000

which has the address of 511 Hedgewood Terrace, Greer South Carolina 29651 (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 - ISMA/FHMC UNIFORM INSTRUMENT

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