



FILED
GREENVILLE CO. S.C.

BOOK 84 PAGE 495

FEB 25 12 483
MORTGAGE

BOOK 1595 PAGE 760

DONNIE S. TANKERSLEY
R.M.C.

THIS MORTGAGE is made this 17th day of February, 1983, between the Mortgagor, Wyllis H. Taylor, Jr. and S. James Showalter, III (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 Thousand and No/100 (\$40,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 17, 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 17, 1984.

and running thence along the line of Lot No. 29 S 15-48 W 161.2 feet to a point in the line of Lot No. 30; thence S 74-12 E 50 feet to the corner of Lot No. 27; thence N 15-48 E 160.1 feet to an iron pin in line of Laurens Road; thence along said road N 73-00 W 50 feet to the point of beginning.

LOT 29: Beginning at an iron pin on the northeast corner of Laurens Road and Underwood Avenue and running thence with Laurens Road S 73-00 W 50 feet to an iron pin, corner of Lot No. 28; thence with joint line of Lots Nos. 28 and 29, S 15-48 W 161.2 feet to an iron pin in line of Lot No. 30; thence with the line of Lot No. 30 N 74-12 W 50 feet to an iron pin on Underwood Avenue; thence with Underwood Avenue, N 15-48 E 162.3 feet to the beginning corner.

Less, however, any property on Laurens Road, conveyed to or taken by the South Carolina Highway Department or other public body in connection with the widening of Laurens Road.

This is the same property the Mortgagors herein received by General Warranty Deed of Joel Garrison on August 21, 1981 and recorded in the Greenville County R.M.C. Office on August 24, 1981 in Deed Book 1153 at Page 973nd.

PAID IN FULL AND SATISFIED THIS 23rd DAY OF February, 1984

AMERICAN FEDERAL

GREENVILLE, SOUTH CAROLINA

Robert L. Silvers, VP.

which has the address of 604 Laurens Road Greenville, South Carolina 29607

(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.

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