



BOOK 86 PAGE 548

44528

MORTGAGE

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Mail Sent

THIS MORTGAGE is made this 24th day of April 1981 between the Mortgagor, James R. Adams and Mary C. Adams (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 Six Thousand Seven Hundred Dollars and Eighty Four Cents Dollars, which indebtedness is evidenced by Borrower's note dated April 24, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 1984

To a half and cap in the center of said road N. 82-30 W. 100 ft. to a point in the center of road; thence S. 80-01 W. 65.4 ft with center of road to the beginning corner. Containing 2.2 Acres, more or less.

DERIVATION CLAUSE:

This is the same property conveyed by Eliza Cox by deed dated 2-14-73 recorded 2-21-73 in volume no. 968 at page no. 37, in the RMC Office for Greenville County, SC.

PAID AND SATISFIED IN FULL THE 31 DAY OF July 19 84 AMERICAN FEDERAL SAVINGS & LOAN ASSOCIATION BY William J. Minto VICE PRESIDENT WITNESS: Regina D. Sanders Kay J. Hall

Paid in Full & satisfy May 1, 1984 3410 Corrected Assessed Indemnity 3/27/83 CREDITED TO DON. S.C. JUL 31 4 53 PM '84 DONNIE S. TANKERSLEY

which has the address of Route # 3, Box 142-A, Travelers Rest, South Carolina 29690 (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 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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