

MORTGAGE GREENVILLE

JUL 9 12 19 1983

THIS MORTGAGE is made this 27th day of June 19.83, between the Mortgagor, PAUL W. CURLEE AND JESSICA R. CURLEE (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL BANK, F.S.B., a corporation organized and existing under the laws of South Carolina, whose address is Post Office Box 1268, Greenville, South Carolina 29602 (herein "Lender").

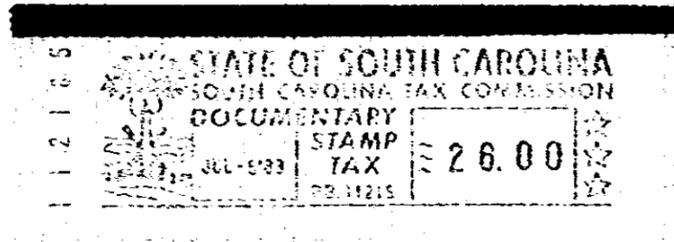
WHEREAS, Borrower is indebted to Lender in the principal sum of SIXTY-FIVE THOUSAND AND NO/100 (\$65,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 27, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 2003

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 piece, parcel or lot of land on the northern side of Shelburne Road, in the City of Greenville, County of Greenville, State of South Carolina, being shown and designated as Lot No. 209 on a plat entitled "Section B-Gower Estates" by R. K. Campbell, Surveyor, dated December, 1961, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book XX at Pages 36 and 37 and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northern side of Shelburne Road at the joint front corner of Lots Nos. 208 and 209 and running thence along Lot No. 208 N. 2-35 E. 200 feet to an iron pin; thence N. 87-25 W. 100 feet to an iron pin; thence with the joint line of Lot 210 S. 2-35 W. 200 feet to an iron pin on the northern side of Shelburne Road; thence along the northern side of Shelburne Road S. 87-25 E. 100 feet to the point of beginning.

This being the same property conveyed to Mortgagors by deed from Eleanor R. Gulledge dated September 3, 1982, and recorded in the R.M.C. Office for Greenville County, S. C., in Deed Book 1173 at Page 342 on September 3, 1982.



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which has the address of 223 Shelburne Road Greenville, South Carolina 29607 (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".

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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.

