

MORTGAGE

1018

THIS MORTGAGE is made this 27th day of July, 1983, between the Mortgagor, Michael N. Faulconer (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL BANK, F.S.B. 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-One Thousand Three Hundred and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 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 August 1, 2013.

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 situate, lying and being on the Southwestern side of Gray Fox Square in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 114 on a plat entitled "Gray Fox Run" prepared by C. O. Riddle, dated November 6, 1975, revised March 4, 1976, recorded in the RMC Office for Greenville County in Plat Book 5-P at Page 16 and having according to said plat, and a more recent plat entitled "Property of Michael N. Faulconer", prepared by W. R. Williams, Jr., dated July 25, 1983, the following metes and bounds:

BEGINNING at an iron pin on the southwestern side of Gray Fox Square at the joint front corner of Lots Nos. 113 and 114 and running thence with the line of Lot No. 113 S. 72-26 W. 130 feet to an iron pin in the rear line of Lot No. 125; thence with the rear line of Lot No. 125 N. 27-25 W. 70.5 feet to an iron pin in the line of Lot No. 115; thence with the line of Lot No. 115 N. 52-44 E. 139 feet to an iron pin on the southwestern side of Gray Fox Square; thence with the curve of the southwestern side of Gray Fox Square the chord of which is S. 27-25 E. 115 feet to the point of beginning.

This is the identical property conveyed to the mortgagor herein by deed of Mark Alan Thompson and Linda Cheryl Thompson, dated July 27, 1983, and recorded in said RMC Office in Deed Book 1433, at page 100, on July 27, 1983.

which has the address of 501 Gray Fox Square Taylors
South Carolina 29687 (herein "Property Address");
(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 all property for 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 Property, that Borrower has the right to mortgage, grant and convey the Property, that the Property is not subject to any lien or claim, and that Borrower will contract and defend generally the title to the Property against all claims and demands, and will defend the title to the Property against all claims and demands, except as to claims and demands which are subject to the Property.

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