

**MORTGAGE**

FILED  
GREENVILLE, S.C.  
JUL 29 3 44 PM '83

THIS MORTGAGE is made this 29th day of JULY, 1983, between the Mortgagee, AMERICAN FEDERAL BANK, FSB (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL BANK, FSB, 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 FIFTY THOUSAND AND NO/100 50,000.00 Dollars, which indebtedness is evidenced by Borrower's note dated JULY 29, 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, 1998

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 certain piece, parcel or lot of land situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, on the southwestern corner of East Stone Avenue and Rowley Street being shown on a plat entitled property of Ronald F. Waters dated July 28, 1983 prepared by Carolina Surveying Company and recorded in the RMC Office for Greenville County in plat book 9V at page 95 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the southwestern corner of East Stone Avenue and Rowley Street 430 feet 3/4 inches from the intersection of East Stone Avenue and Main Street; thence S. 20-19 W. with Rowley Street 120 feet to an iron pin; thence N. 66-38 W. 54.5 feet to an iron pin; thence N. 20-19 E. 115 feet to an iron pin on East Stone Avenue; thence with East Stone Avenue S. 71-50 E. 55 feet to the point of beginning.

This is the identical property conveyed to the Mortgagor herein, Ronald F. Waters, by Deed of Don L. Chase and Carol Ann Chase, dated of even date herewith, and recorded in the RMC Office for Greenville County on July 29, 1983, in Deed Volume 1193, at Page 361, at 3:43 o'clock, P.M.

5.00

RECEIVED  
STAMP  
TAX \$ 20.00

which has the address of 18 East Stone Avenue, 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".

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, covenants or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

0454

1825

953  
S.C.C.C.I.