

FILED
GREENVILLE S.C. MORTGAGE

AUG 31 4 14 PM '83

90-1523-836

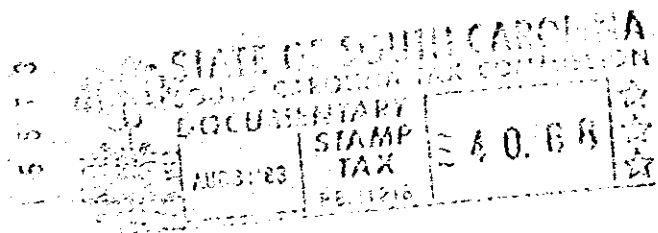
THIS MORTGAGE is made this 31st day of August 1983 between the Mortgagor, Thomas E. Brooks and Kathy S. Brooks (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL BANK, FSB, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of One Hundred One Thousand and Seven Hundred Dollars and no/100-thousandths Dollars, which indebtedness is evidenced by Borrower's note dated August 31, 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 September 1, 2008.

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 in Greenville County, South Carolina, being known and designated as Lot 84, Section I-A of Silverleaf Subdivision as shown on plat recorded in plat book 9-F at page 61, being shown more recently on a plat prepared by Freeland & Associates, for Thomas E. Brooks and Kathy S. Brooks, dated August 26, 1983, recorded in the RMC Office for Greenville County in Plat Book 9-2 at Page 39 and, having according to said plat, the following metes and bounds, to-wit: BEGINNING at a point on the northern side of Shefford Street at the joint front corner of Lot 85 and Lot 84 and running N. 40-32 W. 162.48 feet to an iron pin; thence with the property line of Lot 83 and Lot 84 N. 66-09 E. 133.28 feet to an iron pin at the joint front corner of Lot 83 and Lot 84; thence running along a curve on Shefford Court, the chord of which is S. 33-21 E., 92.11 feet to an iron pin; thence S. 0-17 W. 35.50 feet to an iron pin; thence S. 45-20 W. 70.42 feet to an iron pin; thence S. 47-14 W. 22.73 feet to the point of beginning.

DERIVATION: Deed of American Service Corporation of South Carolina recorded August 31, 1983 in Deed Book 1195 at page 514 in the Greenville County RMC Office.



which has the address of Lot 84, Shefford Street, Silverleaf S/D, Greenville Co, SC (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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