

FILED
GREENVILLE
SEP 23 4 14 PM '83
DONNA R. M.

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MORTGAGE

THIS MORTGAGE is made this 19th day of September 1983, between the Mortgagor, J. R. INGRAM and SANDRA K. INGRAM (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 ONE HUNDRED FIFTEEN THOUSAND AND NO/100 (\$115,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 19, 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 October 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 in Greenville County, State of South Carolina and being known as Lot 3 of Section 1 of Deerfield Subdivision as shown on a plat of Deerfield Subdivision prepared by Freeland & Associates dated January 28, 1981 and recorded in the RMC Office for Greenville County, South Carolina in Plat Book 8P at Page 14 and being further shown on a plat prepared by Freeland & Associates dated August 16, 1983, recorded in the RMC Office for Greenville County, South Carolina in Plat Book at Page , and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Deerfield Drive at the joint front corner of lots 2 and 3 which is approximately 4,435 feet south of the intersection of Deerfield Drive and Devenger Road and running thence S. 2-08 W. 200.01 feet to an iron pin at the joint front corner of Lots 3 and 4; thence with the common line of said lots N. 87-12 W. 202.70 feet to an iron pin at the joint rear corner of Lot 3 and Lot 4; thence turning and running N. 2-48 E. 200 feet to an iron pin at the joint rear corner of Lots 2 and 3; thence with the common line of said lots S. 87-12 E. 200.39 feet to the joint front corner of Lot 2 and Lot 3, the point of beginning.

This being the same property conveyed to Mortgagor herein by deed of Mae Belle Esco Fant and Janice Fant Gilmore recorded in the RMC Office for Greenville County, South Carolina on March 30, 1983 in Deed Book 1185 at Page 252.

OFFICE OF THE CLERK OF THE COURT
GREENVILLE, SOUTH CAROLINA
RECORDED
INDEXED
STAMP \$46.00

which has the address of 200 Deerfield Drive Greer
[Street] [City]
South Carolina 29651 (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 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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