

903-1627-734

MORTGAGE

THIS MORTGAGE is made this 26th day of September 1983, between the Mortgagor, R. D. Garrett (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").

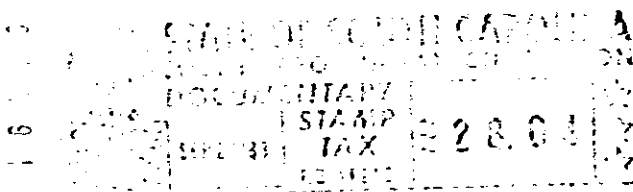
WHEREAS, Borrower is indebted to Lender in the principal sum of Seventy Thousand One Hundred and 00/100 (\$ 70,100.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 23, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 1984

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 Greenville County, South Carolina, and being shown as Lot 10 on plat entitled "Heritage Glen, Section II" as prepared by Freeland and Associates, surveyor, dated December 14 1979, recorded in the RMC Office for Greenville County, South Carolina in Plat Book 7X at page 52, reference to said plat for ametes and bounds description thereof.

This conveyance is made subject to all easements, rights-of-way, and restrictive covenants as may appear of record or on the land.

This is the same property conveyed to R. D. Garrett by deed of Streetbridge, Ltd. dated September 23, 1983, and recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1197 at page 6 .



which has the address of Lot 10, Hwy. 14, Heritage Glen Subdivision, Simpsonville, (City) SC 29681 (State and Zip Code) (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.

400 8 31801

0 7 3 4

4326-NV-2