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GREENVILLE S.C.  
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# MORTGAGE

THIS MORTGAGE is made this 18th day of November 1983 between the Mortgagor, Hollis H. McCarter (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 Fifty-Seven Thousand and No/100ths (\$57,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 18, 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 June 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 tract of land situate, lying and being near the City of Fountain Inn in the County of Greenville, State of South Carolina on the western side of Green Pond Road containing 2.96 acres according to a survey by J. L. Montgomery dated June 20, 1983, a plat of which is recorded in the RMC Office for Greenville County, South Carolina in Plat Book 9-U, Page 97, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western right of way of Green Pond Road at the southwestern corner of property now or formerly of Coleman Estates and running thence with the western right of way of said Green Pond Road, S. 37-26 E. 200 feet to an iron pin; thence leaving the right of way of Green Pond Road and running S. 52-39 W. 450.0 feet to an iron pin; thence N. 21-41 W. 443.8 feet to an iron pin; thence along the line of property now or formerly of Coleman Estates, N. 87-13 E. 400.7 feet to an iron pin, the point of beginning.

The above described property is the same property conveyed to the mortgagor by deed of Ralph H. McCarter recorded July 1, 1983 in the RMC Office for Greenville County in Deed Book 1191, Page 597.

which has the address of Route 3, Green Pond Road, Fountain Inn, S.C. (Street) (City) (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 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, 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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