

Dec 5 3 34 PM '83

GOVERNMENT REGISTER
R.M.C.

MORTGAGE

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THIS MORTGAGE is made this 1st day of December 1983 between the Mortgagor, R. DANA SULLIVAN (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 Eighty-Five Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated December 1, 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 December 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 certain piece, parcel or lot of land with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as a portion of Lot 4 on plat of Vista Hills, recorded in Plat Book P, Page 39 and also as shown on a more recent survey prepared by Webb Surveying & Mapping Co., dated November 29, 1983, entitled "Property of R. Dana Sullivan", containing 0.963 acres, more or less, and recorded in the RMC Office for Greenville County in Plat Book 10E, Page 64, and having, according to the more recent survey, the following metes and bounds, to wit:

BEGINNING at a spike on the eastern side of Wellington Avenue 220 feet in a northern direction from the northeastern intersection of Wellington Avenue with U. S. Highway 29 at the northern corner of a 20 foot alley and running thence with the eastern side of Wellington Avenue, N 37-01 W 177 feet to an old iron pin at the southeastern intersection of Wellington Avenue and Gilfilling Road; thence running with said Gilfilling Road, N 37-10 E 129 feet to an iron pin; thence continuing with said road, N 20-50 E 90 feet to an old iron pin; thence leaving said road, S 37-01 E 259 feet to an old iron pin; thence S 52-43 W 200 feet with the northern edge of said 20 foot alley to the point of beginning.

Being the same property conveyed to the mortgagor herein by deed of Catherine H. Aldridge, to be recorded of even date herewith.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
TAX \$74.80

SOUTH CAROLINA
--2 DE 1983
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which has the address of 16 Wellington Avenue, Greenville, SC

(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 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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