



MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 3,921.84.

THIS MORTGAGE is made this 5th day of December 1983, between the Mortgagor, Wanda P. Harrison and Henrietta P. Bagwell (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 Four Thousand Nine Hundred Fifty Six Dollars & Eighty Four Cents, which indebtedness is evidenced by Borrower's note dated December 5, 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 5, 1987

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, in Greenville County, SC being near Travelers Rest, and being more particularly described as Lot No. 24, as shown on a plat entitled "SUBDIVISION FOR ABNEY MILLS, RENFREW PLANT, TRAVELERS REST, SOUTH CAROLINA", made by Dalton & Neves, Engineers, Greenville, South Carolina, January 1959, and recorded in the Office of RMC for Greenville County, SC in Plat Book QQ at Page 53, and fronting on School Street a distance of 64 feet, and having a depth of 180.1 feet on both sides and being 64 feet across the back.

This conveyance is made subject to any and all existing restrictions, reservations easements, rights of way, zoning ordinances, and protective covenants that may appear of record, on the recorded plat(s) or on the premises.

This is the same property conveyed by deed of M & S Builders Inc. to Hollis Peterson and Pearl S. Peterson, recorded July 19, 1972 in the RMC Office for Greenville County, volume 949 at page 286. This property conveyed by Hollis Peterson and Pearl S. Peterson to Wanda P. Harrison and Henrietta P. Bagwell per life estate as recorded in the RMC Office for Greenville County in Deed Book 1008 at Page 215.

which has the address of 9 School Street Travelers Rest (Street) (City) South Carolina 29690 (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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