



MORTGAGE

THIS MORTGAGE is made this 12th day of December, 1983 between the Mortgagor, Peter S. Palanza (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 Nine Thousand and six and 60/100 Dollars, which indebtedness is evidenced by Borrower's note dated December 12, 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 20, 1988.

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 lying and being on the northwesterly side of East Faris Road and known and designated as Lots 10,12, and one-half (1/2) of Lot 14 of the Goddard-McPherson property and having the following metes and bounds, to-wit:

Beginning at an iron pin on the northwesterly side of East Faris Road, said iron pin being 372 feet from intersection of East Faris Road and Augusta Road and running thence N 63-45 E 127.5 feet to an iron pin; turning and running thence N 26-14 W 156.1 feet to an iron pin; turning and running thence S 55-55 W 128.75 feet to an iron pin; turning and running thence S 26-14 E 138.9 feet to an iron pin, the point of beginning.

For deed into grantors, see Deed Book 813 at page 147, RMC Office for Greenville County, S.C.

This conveyance is subject to all restrictions, setback lines, roadways, easements and right of ways, if any, affecting the above described property.

This is that same property conveyed by deed of Charles V. Hannon and Roxie S. Hannon to Peter S. Palanza, dated April 2, 1975, recorded April 2, 1975, in volume 1019 at page 189 of the RMC Office for Greenville County, S.C.

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which has the address of 15 East Faris Road Greenville, S.C. 29605 (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 stated in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

\$ 6456.43

