



Documentary Stamps are figured on the amount financed: \$ 5,081.04

MORTGAGE

THIS MORTGAGE is made this 9th day of January 1984 between the Mortgagor, Charles H. Williams (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 Sixty-two hundred, eighty-one and 28/100 Dollars, which indebtedness is evidenced by Borrower's note dated January 9, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 15, 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 with the buildings and improvements thereon lying and being on the westerly side of Tanglewood Drive, near the City of Greenville, South Carolina, and being designated as Lot No. 11B on a "Revised Map of Lot 11, Section Two, Tanglewood" as recorded in the RMC Office in Plat Book DD, Page 52, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of Tanglewood Drive, the joint front corner of Lots 11A and 11B and running thence along the common line of said lots S. 59-05 W. 158.1 to an iron pin; thence N. 66-03 W. 122.2 feet to an iron pin, the joint rear corner of Lots 11B and 11C; thence along the common line of said lots N. 59-05 E. 228.4 feet to an iron pin on the westerly side of Tanglewood Drive; thence along said Drive S. 30-55 E. 100 feet to an iron pin; the point of Beginning.

This is that same property conveyed by deed of Anthony R. Waldrop to Charles H. Williams, dated 5/31/83, recorded 6/3/83, in Deed Book 1189, at Page 453, in the RMC Office for Greenville County, South Carolina.

which has the address of 136 Tanglewood Dr, Greenville, SC 29611 (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.

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