

MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 6933.21

THIS MORTGAGE is made this 26th day of Jan. 1984, between the Mortgagor, Michael G. Jewell and Wanda G. Jewell (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, four hundred, two and 72/100 Dollars, which indebtedness is evidenced by Borrower's note dated Jan. 26, 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 Feb. 15, 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 piece, parcel or lot of land situate, lying and being on the Southern side of Fairbrook Lane near the city of Greenville, in the County of Greenville, state of South Carolina, known and designated as lot # 24 of Section 2 of a subdivision known as Fenwick Heights, the plat of which is recorded in the R.M.C. Office for Greenville County in the Plat Book QQ at Page 45, reference to which is craved for a fuller description.

This property is conveyed subject to restrictions, easements and rights-of-way of record.

For derivation see Volume 900 at Page 178 in the R.M.C. Office for Greenville County. -308-138.2-1-316

The Grantees assume payment of a mortgage given by Charles S. Weems, to Thomas and Hill, Inc. recorded in the Mortgage Book 1169 at page 101 in the R.M.C. Office for Greenville County, now held by Empire State Life Insurance Company, and having a present balance of Nineteen Thousand Two Hundred twenty-nine and 59/100 (\$19,229.59) Dollars.

This is that same property conveyed by Deed of Charles Samuel Weems to Michael G. and Wanda G. Jewell dated October 14, 1974 and recorded October 14, 1974 in Deed volume 1008 at page 403 in the R.M.C. Office for Greenville County.

which has the address of 5 Fairbrook Lane, Greenville, S.C. 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 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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