

**MORTGAGE**

VOL 1647 PAGE 545

Documentary Stamps are figured on the amount financed \$ 15,066.04

THIS MORTGAGE is made this 23rd day of January 19.84, between the Mortgagor, Walter H. Simpson, Jr. (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 Twenty-eight thousand six hundred fifty-one and 20/100 Dollars, which indebtedness is evidenced by Borrower's note dated January 23, 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 February 1, 1994.

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 in Austin Township, Greenville County, State of South Carolina, being known and designated as Lot No. 99 in the subdivision known as Eastdale Subdivision, plat of which is recorded in the RMC Office for Greenville County in Plat Book "YY" at pages 118 and 119 and according to said plat having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Mimosa Drive, joint corner with lot No.98 and running thence along said lots S. 15-00 W., 200 feet to an iron pin; thence S. 75-00 E., 100 feet to an iron pin; thence N. 15-00 E. 200 feet to an iron pin on Mimosa Drive; thence along said drive N. 75-00 W. 100 feet to the point of beginning.

This is the same property conveyer by deed of Roger W. McGuire, dated 6-25-69, and recorded 6-26-69 in Deed Volume 870, Page 549, in the RMC Office for Greenville County, South Carolina.

which has the address of 318 Mimosa Drive Mauldin, SC 29662 (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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