

FILED GREENVILLE CO. S.C.

MORTGAGE

FEB 22 9 23 AM '84

THIS MORTGAGE is made this 17th day of February 1984 between the Mortgagors ROY C. STEPHENSON, JR. and TRUDY B. STEPHENSON (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 One Hundred Thousand and No/100 (\$100,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 17, 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 March 1, 2014

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 eastern side of Stone Ridge Road near the City of Greenville, South Carolina, being known and designated as Lot No. 638 on plat entitled "Map One, Section Three Sugar Creek" as recorded in the R.M.C. Office for Greenville County in Plat Book 9-F, Page 35 and having, according to a more recent survey entitled "Property of Roy C. Stephenson, Jr. and Trudy B. Stephenson" prepared by Freeland and Associates dated February 13, 1984, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly side of Stone Ridge Road, said iron pin being the joint front corner of Lots 638 and 639 and running thence with the common line of said lots N. 80-55 E., 150 feet to an iron pin, the joint rear corner of Lots 638 and 639; thence S. 5-11 E., 80.02 feet to an iron pin the joint rear corner of Lots 637 and 638; thence with the common line of said lots S. 68-44 W., 138.3 feet to an iron pin on the easterly side of Stone Ridge Road; thence with the easterly side of Stone Ridge Road on a curve, the chord of which is N. 14-58 W., 92.5 feet to an iron pin; thence continuing with said road N. 8-40-30 W., 17 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagors by deed of M. G. Proffitt, Inc. recorded simultaneously herewith.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
FEB 22 1984
STAMP TAX \$ 40.00

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which has the address of 605 Stone Ridge Road Greer South Carolina 29651 (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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