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MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 14,559.84

THIS MORTGAGE is made this 2nd day of February 1984, between the Mortgagor, Samuel O. And Sara B. Poole

(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 Seven Thousand, Seven Hundred, Twenty One and 20/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 2, 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 15, 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 piece, parcel or lot of land situate, lying and being near the City of Greenville, in the County of Greenville, State of South Carolina and known and designated as Lot No. 8 on a plat entitled "Section One, Berea Forest", which plat is recorded in the R. M. C. Office for Greenville County in Plat Book 4N at Page 45, and according to said plat has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Watkins Road at the joint front corner of Lot No. 9 and running thence with the line of Lot No. 9, N. 60-55 E. 130 feet to an iron pin; thence S. 29-05 E 90 feet to an iron pin; thence S. 60-55 W., 130 feet to an iron pin on the northeastern side of Watkins Road; thence with the northeastern side of Watkins Road, N. 29-05 W., 90 feet to the beginning corner.

This property is conveyed subject to restrictions and easements or rights of way, if any, of record.

DERIVATION CLAUSE: This is the same property conveyed by William E. Jewell and Vicki C. Jewell to Samuel O. and Sara B Poole by deed dated 5-10-74, recorded 5-13-74 in deed book 998 at page 802.

which has the address of 400 Watkins Road Greenville SC 29611 (herein "Property Address"); (Street) (City) (State and Zip Code)

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.

