



VOL 1650 PAGE 771  
Documentary Stamps are figured on  
the amount financed: \$ 6569.31

# MORTGAGE

THIS MORTGAGE is made this 8th day of February 1984 between the Mortgagor, Robert E. and Janet C. Dempsey (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 Two Hundred Thirty Seven dollars and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 8, 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, 1989;

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 in the County of Greenville, State of South Carolina, on Evelyn Drive, being shown and designated as 1.0 acre, on plat entitled "Survey for Robert E. Dempsey and Janet C. Dempsey", prepared by R. B. Bruce, RLS dated 27 November 1979, recorded in the RMC Office for Greenville County, S. C., in Plat Book 78, at Page 65, and having, according to said plat, the following meter and bounds, to-wit:

BEGINNING at an iron pin on the southwesterly side of Evelyn Drive, and running thence with the southwesterly side of Evelyn Drive, S. 28-16 E. 150 feet to an iron pin, in line with other property of grantor; thence with line of other property of grantor, S. 61-00 W. 200 feet to an iron pin; thence continuing with other property of grantor, N. 30-41 W. 276.3 feet to an iron pin in line of Property of Pat C. Holbrook; thence with line of Holbrook property S. 88-00 E. 245 feet to an iron pin, the point of BEGINNING.

This is that same property conveyed by deed of C. C. Dempsey to Janet C. Dempsey and Robert E. Dempsey dated November 28, 1979 and recorded November 30, 1979 in Deed Volume 1116 at page 641 in the RMC Office for Greenville County, South Carolina.

which has the address of 109 Evelyn Drive Greenville SC 29605 (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.

