

FILED
GREENVILLE, S.C.

MORTGAGE

MAR 22 1 34 PM '84

THIS MORTGAGE is made this 19th day of March 1984, between the Mortgagor, Mary Ann Brissie (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 Ninety Nine Thousand and no/100 (\$99,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 19, 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 April 1, 2009;

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 in the City of Greenville, on the Northwest intersection of Sylvan Drive and Byrd Boulevard in the County and State aforesaid and being shown as Lots 64, 63 and portion of Lot 61, according to a plat of Country Club Estates recorded in Plat Book G, pages 190 and 191 in the RMC Office for Greenville County, South Carolina reference being craved hereto to said plat for exact metes and bounds.

This is that property conveyed to Arthur M. Brissie and Mary Ann Brissie by deed recorded August 23, 1973 in the RMC Office for Greenville County, South Carolina, in Deed Book 982 at Page 266. Arthur M. Brissie conveyed his one-half (1/2) interest in said property to Mortgagor by deed recorded June 8, 1981 in the RMC Office for Greenville County, South Carolina, in Deed Book 1149 at Page 525.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
RECORDED
MAY 1 1984
STAMP
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which has the address of 708 Byrd Boulevard Greenville, South Carolina 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.

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