

RECORDED
26

SECOND

VOL 1633 208633

MORTGAGE

Documentary Stamps are figured on
the amount financed: \$ 10,058.04

THIS MORTGAGE is made this 5th day of March 19. 84, between the Mortgagor, Kenneth G. Brown and Nancy J. Brown (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 Nineteen thousand two hundred thirty and xx/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 5, 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 10, 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 in Greenville Township, Greenville County, State of South Carolina, near the City of Greenville on the east side of Summit Drive, known and designated as a major portion of Lot No. 1, on plat of property of Furman C. Smith, and G. Herman Walker made by Piedmont Engineering Service, August, 1947, recorded in the RMC Office for Greenville County in Plat Book 5, page 3, and according to a more recent survey prepared by Freeland and Associates, dated March 26, 1982, entitled, "Property of Kenneth G. Brown and Nancy J. Brown, having the following metes and bounds, to wit:

BEGINNING at an iron pin on Summit Drive, joint front corner of lots 1 and 2, said pin being 85 feet north of the intersection of Northwood Avenue and Summit Drive, and running thence along Summit Drive, N. 1-43 E. 85 feet to an iron pin in line of F. Smith Peterson property; thence along line of Said porperty S. 87-14 E. 153.7 feet to an iron pin, rear corner of lot 5, thence along line of lot 5, S. 1-26 W. 85 feet to iron pin, rear corner of lot 2, thence along line of lot 2, N. 87-14 W. 154 feet to the point of beginning,

This is the same property conveyed by deed of David L. Engebretson to Kenneth G. Brown and Nancy J. Brown dated 3-30-82 recorede 4-1-82 in deed volume 1164 at page 804.

which has the address of 604 Summit Drive, Greenville, S.C. 29609 (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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