

MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 7759.12

THIS MORTGAGE is made this 29 day of February 19 84, between the Mortgagor, Miriam T. Watson same as Miriam T. Whitfield (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 Ten Thousand Two Hundred Forty one and 28/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 29, 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 10, 1988

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, with all buildings and improvements, situate, lying and being on the southeastern side of Pisgah Drive, in Greenville County, South Carolina, being shown and designated as Lot No. 50 of Block E, on a plat of PARIS HEIGHTS, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book Y, page 65, reference to which is hereby craved for the metes and bounds thereof.

The above described property is the same conveyed to Gerald R. Glur Real Estate, Inc., by deed of Gary M. Gossett and Carolyn S. Gossett recorded August 3, 1981 in Deed Book 1152, page 865, in the RMC Office for Greenville County, South Carolina, and is hereby conveyed subject to all rights of way, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

As a part of the consideration for this deed, the Grantee hereby assumes and agrees to pay in full the indebtedness due on a note and mortgage given to North Carolina National Bank, recorded in Mortgage Book 1124, page 1, on April 25, 1969, in the original sum of \$9850.00, which has a present balance due in the sum of \$8,022.41. This mortgage was assigned to Metropolitan Life Insurance Company.

As a further part of the consideration for this deed, the Grantor hereby assigns, transfers and setover unto the Grantee all its right, title in connection with the above morgage loan.

Derivation: This is the same property conveyed by deed of Gerald R. Glur Real Estate, Inc. to Miriam T. Watson, dated 11-20-81, recorded 11-23-81 in volume 1158 at page 660 of the RMC Office for Greenville County, SC.

which has the address of 202 Pisgah Drive Greenville South Carolina 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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