

Documentary Stamps are figured on
the amount financed: \$ 23,834.84

MORTGAGE

VOL 1655 PAGE 37

THIS MORTGAGE is made this 13th day of March 1984, between the Mortgagor, Donald H. Calvert and Jan P. Calvert (herein "Borrower"), and the Mortgagee, American Federal, F.S.B., a corporation organized and existing under the laws of 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 Fourty Five Thousand Seven Hundred Twenty Six and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 13, 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 20, 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 certain piece, parcel or lot of land, situate, lying and being in Paris Mountain Township, County of Greenville, State of South Carolina, on the corner of Dronfield Court and Dronfield Drive and shown and designated as Lot 93 of a subdivision known as "Buxton" according to a plat entitled "Buxton" which is recorded in the RMC Office for Greenville County in Plat Book 4N at page 2, 3 and 4, and having according to said plat the following metes and bounds to wit:

BEGINNING at an iron pin on the Southeastern side of Dronfield Drive at the joint front corner of Lots 92 and 93 and running thence N. 32-09 E. 87 feet to an iron pin; thence N. 77-07 E. 35.4 feet to an iron pin on the southern side of Dronfield Court, thence with the southern side of Dronfield Court S. 57-55 E. 135 feet to an iron pin at the joint front corners of Lots 93 and 91; thence S. 32-09 W. 115.0 feet to an iron pin; thence along the joint lines of Lots 93 and 92 N. 56-55 W. 160.0 feet to the point of beginning.

This is that same property conveyed by deed of Robert Nolan Tanner and Nancy C. Tanner to Donald H. Calvert and Jan P. Calvert dated September 25, 1978 and recorded September 25, 1978 in deed Volume 1088 at Page 576 in the RMC Office for Greenville County, South Carolina.

which has the address of 102 Dronfield Court, Greenville, SC 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 seized 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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