



# MORTGAGE

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THIS MORTGAGE is made this 12th day of March 1984 between the Mortgagor, Bill C. Swartzel, Jr. and Rebecca H. Swartzel (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 Three thousand, six hundred, fifty-five and 48/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 12, 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, 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 piece, parcel, or lot of land, situate, lying and being in the City and County of Greenville, State of South Carolina, being known as Lot #22 of the Subdivision of Druid Hills made by Dalton & Neves, with additions by C. C. Jones, dated January, 1947, and recorded in the R.M.C. Office for Greenville County, in Plat Book "P", at page 113, and having according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southwestern side of Paris View Drive, at the joint front corner of Lots 22 and 23, with an iron pin situate 247 feet Northwest of the intersection of Paris View Drive and Townes Street and running thence along the line of Lot #23, S. 48-11 W., 208 feet to an iron pin, rear corner of Lot #23; thence S. 71-54 W., 136 feet to an iron pin, corner of Lots 1 and 4; thence with the line of Lots Nos. 4, 5, & 21, N. 62-27 E., 292.6 feet to an iron pin on the Southwest side of Paris View Drive; thence with said Drive, S. 33-28 E., 50 feet to the POINT OF BEGINNING.

This is that same property conveyed by deed of Elizabeth S. Hooper to Rebecca H. Swartzel, dated 9/20/83, recorded 9/26/83, in Deed Volume 1197, at Page 146, in the R.M.C. Office for Greenville County, South Carolina.

which has the address of 9 Paris View Drive Greenville  
[Street] [City]  
SC 29609 (herein "Property Address");  
[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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