



**MORTGAGE**

Documentary Stamps are figured on the amount financed: \$ 5,788.02

THIS MORTGAGE is made this 29th day of February 19 84, between the Mortgagor, Ada O. Peavy

(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 Six Thousand Nine Hundred Twenty Two Dollars and 20/100 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 November 5, 1984

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 in Greenville Township, Greenville County, State of South Carolina, being known and designated as lot No 21 according to plat of R.E. Dalton, Engineer, December, 1924, recorded in the R.M.C. Office for Greenville County, in plat book H pages 159 & 160. Said lot has a frontage on the west side of Keight Avenue of 56.5 feet and runs back in parallel lines 150 feet.

This property is held and occupied only by white persons and no person of African descent shall occupy the same. No nuisance to be allowed on the premises and that said conditions are conditions subsequent.

This being the same lot conveyed to grantor by deed dated September 8, 1950 and recorded in the R.M.C. Office for Greenville County in volume 418 page 344.

This is the same property conveyed by Deed of Margie Peavy unto Ada Orr Peavy, dated November 7, 1958, in the RMC Office for Greenville County, South Carolina, volume 610 page 508. Recorded November 18, 1958.

which has the address of 3 Keith Avenue Greenville, S.C. 29611 (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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