

MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 5891.39

THIS MORTGAGE is made this 30th day of March 1984 between the Mortgagor, Robert F. and Louise B. Sutton (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 seven thousand, seven hundred, sixty-five and 92/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 30, 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 5, 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 certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Lot number 4 and a small part of Lot 3 on plat of Montview Subdivision, plat of which is recorded in the RMC Office for Greenville County in Plat Book 4-N at page 52 of the RMC Office for Greenville County.

This is the same property conveyed to the Grantors by deed of Fred B. Beiers and Harvey C. Watson recorded November 14, 1973 in Deed Book 988 at Page 279 of the RMC Office for Greenville County.

-308-B1 3/4-1-124

This property is conveyed subject to all easements, restrictions, zoning ordinances and rights of way of record, or on the ground which may affect said lot.

This is that same property conveyed by deed of Gerald R. Doty and Ruth Elaine Doty to Robert F. Sutton and Louise B. Sutton dated June 10, 1978 and Recorded June 16, 1978 in deed Volume 1081 at Page 372 in the RMC Office for Greenville County, South Carolina.

which has the address of 202 Rainbow Drive, Greenville (Street) (City) S.C. 29611 (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 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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