

FILED
APR 10 1984
R.M.C.

VOL 1659 PAGE 250

MORTGAGE

THIS MORTGAGE is made this 20th day of April, 1984 between the Mortgagor, Cheryl B. Clodfelter (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").

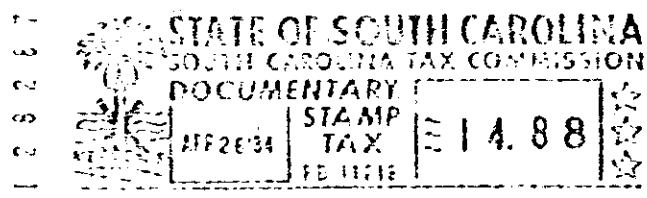
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Seven Thousand, Two Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 20, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 2014

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 Greenville County, State of South Carolina, in the Town of Simpsonville, being known and designated as Lot No. 53, Sheet 1, Section 2, of WESTWOOD SOUTH Subdivision as shown by plat prepared by Piedmont Engineers, Architects and Planners, recorded in Plat Book 7C at pages 65 and 66, and having according to a more recent plat of survey by Joseph L. Montgomery, III, R.L.S., dated March 29, 1984, made for James F. Clodfelter or Cheryl B. Clodfelter, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Faunawood Drive at the joint corner of Lots Nos. 54 and 53 and running thence along Faunawood Drive N. 79-20 W., 25.0 feet to an iron pin; thence continuing along Faunawood Drive, N. 89-31 W. 44.0 feet to an iron pin at the joint front corner of Lots Nos. 52 and 53; thence with the common line of Lots Nos. 52 and 53, N. 0-52 E. 187.52 feet to an iron pin; thence along the rear line of Lot No. 53 which is the common line of Lot No. 53 and Lots Nos. 42 and 41, S. 71-13 E. 110.0 feet to an iron pin; thence along the common line of Lots Nos. 54 and 53, S. 13-44 W. 161.7 feet to the point of beginning.

This is the same property conveyed to the mortgagor herein by deed of Builders & Developers, Inc. to Cheryl B. Byars (now Cheryl B. Clodfelter) recorded in the R.M.C. office for Greenville County, South Carolina, in Deed Volume 1156 at Page 244, on October 5, 1981.



which has the address of 105 Faunawood Drive, Simpsonville (Street) (City) South Carolina 29681 (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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