

Documentary Stamps are figured on the amount financed: \$ 9471.33

MORTGAGE

THIS MORTGAGE is made this 18th day of April 1984, between the Mortgagor, Eliza Mildred Arnold (herein "Borrower"), and the Mortgagee, American Federal Bank, F.S.B., 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 Fourteen Thousand Three Hundred Sixty Five dollars and 44/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 18, 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 5, 1990

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 lot of land situate on the south side of Theresa Drive near the City of Greenville, in Greenville County, South Carolina, being shown as Lots No. 16 on plat of Dreher Colony made by R.K. Campbell and H. C. Clarkson, January 31, 1964, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book FFF, Page 41, and having according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the south side of Theresa Drive at the joint corner of Lots 16 and 18 and runs thence along the line of Lots 18 and 19, S. 59-59 E., 174.2 feet to an iron pin; thence N. 61-55 E., 58.3 feet to an iron pin; thence with the line of Lot 24, N. 26-05 W., 150 feet to an iron pin on the south side of Theresa Drive; thence along Theresa Drive, S. 61-55 W., 150 feet to the beginning corner.

This is that same property conveyed by deed of Robert Arnold Sr. and Florence W. Arnold to Mildred Arnold dated March 13, 1981 and recorded March 16, 1981 in deed Volume 1144 at Page 408 in the RMC Office for Greenville County, South Carolina.

which has the address of 102 Teresa Dr. Greenville, SC 29605 (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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