

Documentary Stamps are figured on
the amount financed: \$ 5,465.57

MORTGAGE

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THIS MORTGAGE is made this 9th day of April 1984, between the Mortgagor, Carlton W. Greene (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 Six Hundred Seventy-eight and 80/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 9, 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 15, 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 certain lot of land situate in Chick Springs Township County and State aforesaid being known and designated as Lot No. 5, in what is known as Lake View Heights, property of Mrs. Bessie and I. M. Wood Estate, as shown on a subdivision and plat of same made by H. S. Brockman, Reg. Surveyor, dated November 2, 1959, said plat being of record in the R.M.C. Office for Greenville County in Plat Book RR, page 19.

The Grantors hereby reserve unto themselves a life estate until the death of the survivor of them, for their exclusive use and enjoyment, rent free, for and during their natural lifetimes, with the remainder in fee to the Grantee herein upon the death of the surviving Grantor. It is the intention of the Grantors that they have exclusive right to use this property as long as either or both of them is living.

This conveyance is subject to all restrictions, zoning ordinances, setback lines, roads and passageways, easements and rights-of-way, if any, affecting the above described property.

This is that same property conveyed by deed of James Ollie Greene and Marjorie B. Greene to Carlton Wayne Greene, dated December 29, 1983, recorded December 29, 1983, in volume 1203 at page 435 of the RMC Office for Greenville County, SC. Life Estate reserved in James Ollie Greene and Marjorie B. Greene.

which has the address of 1203 South Main Street Greer, SC 29651 (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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