

FILED  
GREENVILLE, S.C.

MORTGAGE

VOL 1061 PAGE 484

MAY 8 11 34 AM '84

THIS MORTGAGE is made this 7th day of May 1984 between the Mortgagor, Steven A. Penland and Ellen G. Penland (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").

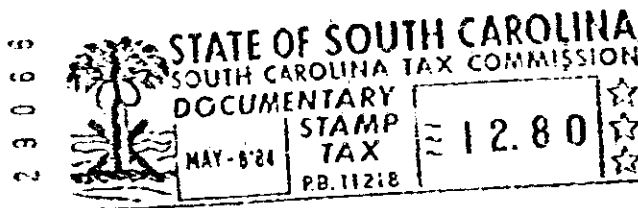
WHEREAS Borrower is indebted to Lender in the principal sum of Thirty-two Thousand and no/100 (\$32,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 7, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 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 the State of South Carolina, County of Greenville, City of Greenville, on the eastern side of Summit Drive (sometimes referred to as Bennett Street) being known and designated as Lot No. 2, Section C, PARKVALE Subdivision, as shown on a plat prepared by Dalton & Neeves, Surveyors, dated July, 1940, recorded in the RMC Office for Greenville County in Plat Book K at Page 54, and being more particularly shown on a survey prepared by John R. Long, Surveyor, dated September 18, 1979, recorded in said RMC Office in Plat Book 7-0 at Page 54, and having, according to a more recent survey prepared by Freeland & Associates dated May 4, 1984, for Steven A. and Ellen G. Penland, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Summit Drive at the joint front corner of Lots 2 and 3 and running thence S. 82-50 E. 150 feet to an iron pin; thence S. 12-25 W. 75 feet to an iron pin; thence N. 80-50 W. 149.61 feet to an iron pin on Summit Drive; thence along said Drive, N. 12-25 E. 69.76 feet to an iron pin, point of beginning.

This being the same property conveyed to mortgagors by deed of Harris P. Gravely dated May 7, 1984, recorded simultaneously herewith.



which has the address of 304 Summit Drive Greenville, SC 29609 (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.

400 \* 31801

7  
8  
4  
0

4328-W-2