

FILED
GREENVILLE S.C.

MORTGAGE

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THIS MORTGAGE is made this 8th day of May 1984, between the Mortgagor, Barry E. Prince and Rebecca Paige Pettit Prince, R.M.C. (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 Twenty-four thousand, and NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 1, 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 15, 1994

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 piece, parcel or lot of land in the State of South Carolina, County of Greenville, with improvements thereon, situate, lying and being in Dunean Mills Village, being shown and designated as Lot #16 of Section 3, on plat of Dunean Mills Village, recorded in the RMC Office for Greenville County in Plat Book S at Pages 173-177, inclusive, according to said plat the within described lot is also known as #26 Duke Street, and fronts thereon 80 feet.

****This is the same property conveyed to Robert E. Carroll and Myra McMahan Carroll by deed of Kohn Thompson Sanders dated April 5th, 1962, and recorded in the RMC Office for Greenville County in Deed Book 696 at Page 248. The said Robert E. Carroll died intestate on January 8th, 1970, as more fully appears by reference to the records of the Probate Court for Greenville County in Apartment 1116 at File 3, leaving as his sole heirs at law a widow Myra McMahan Carroll and three daughters - Jane Carroll Byars, Mary Carroll Deal and Dianne Marie Carroll. Said daughters conveyed their interest in the property which they inherited from their father to their mother by deed dated January 21st, 1970, which is recorded in the RMC Office in Deed Book 883 at page 208.

****This is the same property conveyed to Mortgagors by deed of Myra McMahan Carroll also known as Myra McMahan Carroll Parks dated February 2, 1979 and recorded February 2, 1979 in Deed Book 1096 at page 446.

****Earlier Derivation.

This is the same property conveyed to mortgagors by deed of H. R. Saxon and Clara Gosnell dated May 1, 1984 and Recorded May 8, 1984 in deed book 1212 at page 174, in the RMC Office for Greenville County.

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which has the address of 26. Duke Street, Greenville, SC (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 seised 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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