



MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 16,173.57

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THIS MORTGAGE is made this 18th day of April 1984 between the Mortgagor, Theresa Jean Bussey McMakin (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 Thirty One Thousand Four Hundred Sixteen dollars and 00/100 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 1, 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 lot of land in Greenville Couty, South Carolina, being known and designated as Lot No. 103 as shown on plat on Sans Souci Heights, Map #3, recorded in Plat Book Z, at Page 95, said lot fronting 75 feet on Callahan Avenue, running back to a depth of 108.33 feet on one side, to a depth of 107.5 feet along Merrilat Avenue, and being 75 feet across the rear.

This is that same property conveyed by deed of Sharon M. Nicholson to Marcus James McMakin, Jr. and Theresa Jean Bussey dated September 18, 1973 and recorded September 18, 1973 in deed Volume 984 at Page 235 in the RMC Office for Greenville County, South Carolina.

This is also that same property conveyed by deed of Marcus James McMakin, Jr. (his 1/2 interest) to Theresa Jean Bussey McMakin dated January 18, 1979 and recorded February 20, 1979 in deed Volume 1097 at Page 174 in the RMC Office for Greenville County, South Carolina.

which has the address of 17 Callahan Avenue 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 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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