



Documentary Stamps are figured on the amount \$15,060.04

MORTGAGE

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THIS MORTGAGE is made this 23 rd day of March 1984 between the Mortgagor, William C. Lord and Susan B. Lord (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 Eight Thousand Nine Hundred Ten & 40/100's Dollars, which indebtedness is evidenced by Borrower's note dated March 23, 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 10, 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 the County of Greenville, State of South Carolina, in Bates Township near Travelers Rest, South Carolina, which is all of Lot 37 and portions of lots 38 and 36 on a plt of Brookgreen, recorded in the R. M. C. Office for Greenville County in Plat Book MM at page 41, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point joint front corners of Lots 36 and 37 of Brookgreen on the Southern side of Dell Circle; thence S. 17-42 E., 20 feet to a point; thence S. 72-18 W., 180 feet; thence N. 17-42 W., 160 feet to a point 45 feet South of the joint rear corners of Lots 37 and 38; thence N. 72-18 E., 180 feet to a point on the Southern side of Dell Circle; thence S. 17-42 E., 140 feet to the point of beginning.

This is the same property conveyed to the grantor by W. Ralph Robertson by deed dated May 1, 1972 and recorded in Deed Book 943, at page 412, RMC Office for Greenville County

which has the address of Rt. 1 Dell Drive Travelers Rest, S.C. (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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