



MORTGAGE

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Documentary Stamps are figured on the amount financed: \$ 7,056.84

THIS MORTGAGE is made this 30th day of April 1984 between the Mortgagor, William W. Mims and Tena J. Mims (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, fifty-six and 84/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 30, 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, 1992

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 with the buildings and improvements thereon, lying and being on the southwesterly intersection of Shelburne Road and Sagamore Lane, being known and designated as Lot No. 203 on plat entitled "Final Plat, Gower Estates" as recorded in the R.M.C. Office for Greenville County, S.C., in Plat Book XX at pages 36 and 37 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Shelburne Road, said pin being the joint front corner of Lots 202 and 203 and running thence with the southerly side of Shelburne Road S. 87-25 E. 100 feet to an iron pin; thence on a curve the chord of which is S. 42-35 E. 35.4 feet to an iron pin on the westerly side of Sagamore Lane; thence with the westerly side of Sagamore Lane S. 2-35 W. 150 feet to an iron pin; thence N. 87-25 W. 125 feet to an iron pin, the joint rear corner of Lots 203 and 202; thence with the common line of said lots N. 2-35 E. 175 feet to an iron pin, the point of beginning.

This is that same property conveyed by deed of William Wesley Jones, Jr., as Executor for the Estate of William Wesley Jones and William Wesley Jones, Jr. and Marjorie Jane Simmers, dated and recorded 8/24/79, in Deed Volume 1110, at Page 99, in the R.M.C. Office for Greenville County, South Carolina. Deeded to William W. Mims and Ernestene J. Mims also known as Tena J. Mims.

which has the address of 212 Shelburne Rd., Greenville, SC (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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