

MORTGAGE

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THIS MORTGAGE is made this 31st day of May 1984, between the Mortgagor, Sammy L. Brewster and Ruth W. Brewster (herein "Borrower"), and the Mortgagee, American Federal Bank, F.S.B. a corporation organized and existing under the laws of South Carolina whose address is P.O. Box 1268, Greenville, S.C. 29602 (herein "Lender").

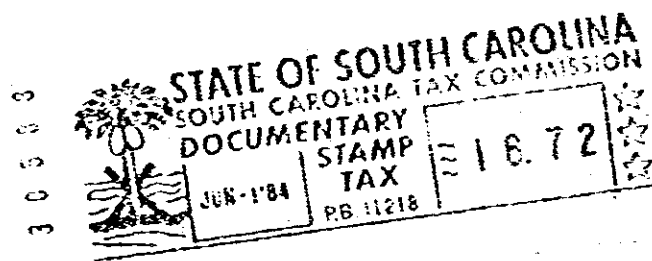
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty One Thousand Eight Hundred and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 31, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, 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 piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina being known and designated as Lot 12, VALLEYBROOK, SECTION I, as shown on plat entitled "Property of Sammy L. Brewster and Ruth W. Brewster" as recorded in the RMC Office for Greenville County, South Carolina in Plat Book 10R at Page 43 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Deer Creek Drive at a cul-de-sac, said pin being approximately 345 feet to the intersection of Deer Creek Drive and Valleybrook Road and running thence S. 17-58 E. 60.15 feet to an iron pin; thence S. 40-11 W. 164.58 feet to an iron pin; thence N. 82-36 W. 104.27 feet to an iron pin; thence N. 24-11 E. 197 feet to an iron pin; thence S. 84-43 E. 110.79 feet to an iron pin, the point of beginning.

This being the same property conveyed to the mortgagors herein by deed of Ronald A. Wilson and Retha J. Wilson as recorded in Deed Book 1214 at Page 64 on June 1, 1984.



which has the address of 12 Deercreek Drive, Piedmont 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.

1091 400 1801

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Vertical stamp on the right margin with the number 1328.