



MORTGAGE Documentary Stamps are figured on the amount financed: \$ 1465.73

THIS MORTGAGE was made this 27th day of April 1984, between the Mortgagor, Azalee C. Fowler and Essex Fowler (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 One Thousand Six Hundred Twenty-seven and 20/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 27, 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 August 10, 1984

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 on the eastern side of Spring Street, (formerly Frohawk Street), in the City of Greer, County of Greenville, State of South Carolina, being presently shown and designated in the Greenville County Auditor's Office on Tax Map G-14, Block 3, as Lot 40, and being more particularly described as follows:

BEGINNING at a point on the eastern side of Spring Street (formerly Frohawk Street) approximately 361 feet from Emma Street and at the joint front corner of property now or formerly owned by Charles Littlefield, and running thence east with the Littlefield line 209 feet to an iron pin; thence in a northerly direction with line of property now or formerly owned by Hawkins 80 feet, more or less, to an iron pin; thence west with a fence 209 feet to an iron pin on the east side of Spring Street; thence south with said street 59 feet to the beginning point, being the same property conveyed to grantor by deed of Johnny Prince dated November 30, 1964, and recorded February 1, 1965, in Deed Book 766, page 436; by deed of William Prince dated December 7, 1964, and recorded February 1, 1965, in Deed Book 766 at page 437; and by deed of Harnetha Davis dated January 18, 1965; and recorded February 1, 1965, in Deed Book 766, page 443, all in the R.M.C. Office for Spartanburg County.

This is that same property conveyed by deed of Essex Fowler to Azalee Fowler and Essex Fowler, dated August 2, 1977, recorded August 3, 1977, in volume 1061 at page 757 of the RMC Office for Greenville County, SC.

which has the address of 108 Spring Street, Greer, SC 29651 (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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