

FILED  
JUN 5 1984  
DORRIS S. TAYLOR

MORTGAGE

Documentary Stamps are figured on  
the amount financed: \$ 41,657.94

THIS MORTGAGE is made this eleventh day of May 1984 between the Mortgagor, Everett B. Trammell (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 Seventy Nine Thousand Seven Hundred Forty Three and 60/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 11, 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 15, 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 certain piece, parcel or lot of land situate, lying and being in the City of Greenville, Greenville County, State of South Carolina, being on the east side of Chapin Street and a portion of Lots 1, 2 and 6 of Block G as recorded in the RMC Office of Greenville County, S.C. in Plat Book E, at Page 41, having the following metes and bounds, to wit: BEGINNING at an iron pin on the east side of Chapin Street, 94.2 feet southward from Rose Avenue and running thence with said Chapin Street S. 14 E. 47 feet to an iron pin the joint corner of Lots 1 and 5 on said map; thence with line of Lot 5 N. 88 E. 153 feet to an iron pin on line of Lot 12; thence with Lots 12 and 6 to line or 7; thence along line of Lots 6 and 7 for a total distance of 46 feet to an iron pin; thence S. 88 W. 162.8 feet to the beginning corner.

ALSO, all that certain piece, parcel or lot of land situate, lying and being in the City of Greenville, Greenville County, State of South Carolina, and being on the east side of Chapin Street and a portion of Lots 1, 2 and 6 of Block G as recorded in the RMC Office of Greenville County, S.C. in Plat Book E, at page 41, having the following metes and bounds, to wit: BEGINNING at an iron pin on the east side of Chapin Street, 47.2 feet southward from Rose Avenue and running thence with said Chapin Street S. 14 E. 47 feet to an iron pin on Street line; thence N. 88 E. 162.8 feet to an iron pin on line of Lots 6 and 7; thence with line of said Lots N. 2 W. 46 feet to an iron pin; thence S. 88 W. 172.6 feet to the beginning corner.

Also, all that certain piece, parcel of lot of land situate, lying and being in the City of Greenville, Greenville County, State of South Carolina, having the following metes and bounds, to wit: BEGINNING at an iron pin at the corner of the east side of Chapin Street and the north side of Rose Avenue at their intersection and running thence with said Rose Avenue N. 88 E. 61.8 feet to an iron pin at the corner of Lot 4; thence with line of Lots 4 and 5 N. 2-0 W. 118.1 feet to an iron pin at the corner of Lots 4 and 5 on line of Lot 3; thence with line of lots 3 and 5 S. 85-22 W. 86 feet to an iron pin at the corner of east side of Chapin Street; thence with east side of Chapin Street S. 14-0 E. 116.4 feet to beginning corner, being known as Lot 5 on plat of Chapin Spring Land Co. recorded in Plat Book E. at Page 41.

This conveyance is made in satisfaction of that certain mortgage contained in (cont. on back) which has the address of Lots 1, 2 & 6 Chapin Street & Rose Street Greenville, SC 29601 (City) (herein "Property Address"); (State and Zip Code)

400  
3  
21A01

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.

009-30-00730009

# 41,657.94

5  
2  
4  
0

7328-W-21