

FILED
JUN 4 1984
Deane S. ...

MORTGAGE

Documentation charges figured on
the amount advanced \$ 4,055.64
VOL 1667 PAGE 639

THIS MORTGAGE is made this 23rd day of March 1984 between the Mortgagor, David E. Pearson and Brenda W. Pearson (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 Six Thousand Nine Hundred Thirty Eight & 88/100'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 5, 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 piece, parcel or lot of land situate in the State of South Carolina, County of Greenville, in Paris Mountain Township, being known and designated as Lot 39, on plat of Buncombe Park, recorded in Plat Book M at page 12, and being more particularly described by metes and bounds, as follows:

Beginning at an iron pin on the northern side of North Haven Drive at joint corner of lots 38 and 39, and running thence with the line of lot 38, N. 3-20 W. 173 feet to iron pin; thence N. 88 E. 60 feet to iron pin, corner of lot 40; thence with the line of Lot 40, S. 3-20 E. 173 feet to iron pin on North Haven Drive, S. 88 W. 60 feet to the point of beginning.

This is the same property conveyed by deed of Louie O. Watson unto David E. Pearson and Brenda W. Pearson dated December 27, 1967, recorded January 4, 1968 in Book 835 at page 615 of the RMC Office for Greenville County, South Carolina.

which has the address of 7 North Haven Drive, Greenville, S.C. 29609 (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 seized 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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