



MORTGAGE

Documentary Stamps are figured on the amount financed \$ 33,159.56 VOL 1667 PAGE 651

THIS MORTGAGE is made this 18th day of May 1984 between the Mortgagor, Tommy Lee Bridges (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 Thirty Five Thousand-Four Hundred Eighty Nine and 81/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 18, 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 November 20, 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 situate, lying and being in Paris Mountain Township, Greenville County, South Carolina, as shown on a plat of property of T. T. Farr Estate, as a proposed lot containing .35 acres, more or less on the northern side of a proposed road, which plat was prepared by Jones & Sutherland, Engineers, dated March 6, 1959 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the northern side of a proposed road, the joint front corner of said property and property heretofore conveyed to Alice F. Hunt, and running thence N. 73-17 E. 100 feet along said road to a point; thence N. 3-20 W. 155 feet to a point; thence S. 73-17 W. 100 feet to a point at the joint rear corner of said property and the property now or formerly of Alice F. Hunt; thence along the common boundary of said Hunt property, S. 3-20 E. 155 feet to the point of beginning.

This is that same property conveyed by deed of Fairy Farr by her Attorney-In-Fact Tommy Lee Bridges to Tommy Lee Bridges dated September 26, 1980 and recorded September 29, 1980 in Deed Volume 1134 at Page 386 in the RMC Office for Greenville County, SC.

which has the address of Tuscon Drive, 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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