

ADDRESS OF MORTGAGEE:  
101 East Washington Street  
Greenville, SC 29601

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# MORTGAGE

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GREENVILLE, S.C.  
JUN 15 12 40 PM '84

THIS MORTGAGE is made this 15th day of June 1984, between the Mortgagor, James Albert Pugh and Carole D. Pugh (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").

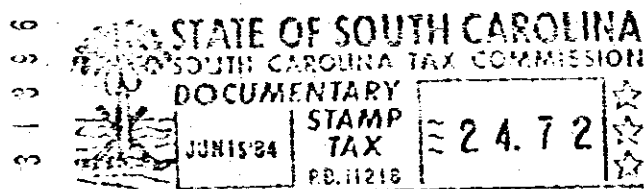
WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty-One Thousand Seven Hundred Fifty and No/100 (\$61,750.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 15, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 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 certain piece, parcel or lot of land in the State of South Carolina, County of Greenville, City of Greenville, being shown and designated as Lot No. 6 of Block L, on plat of property of O. P. Mills recorded in Plat Book C, at Page 176, in the RMC Office for Greenville County, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of West Prentiss Avenue, joint front corner of Lots 6 and 7 of Block L and running thence with the line of Lot 7, S. 44-33 E. 180 feet to an iron pin; thence S. 45-27 W. 63 feet to an iron pin, joint rear corner of Lots 5 and 6; thence with the line of Lot 5, N. 44-33 W. 180 feet to an iron pin on West Prentiss Avenue; thence with West Prentiss Avenue, N. 45-27 E. 63 feet to the point of beginning.

This being the identical property conveyed to the Mortgagors herein by deed of Buncombe Street United Methodist Church dated June 15, 1984 and recorded on June 15, 1984 in the RMC Office for Greenville County in Deed Book \_\_\_\_\_ at Page \_\_\_\_\_.



which has the address of 201 West Prentiss Avenue Greenville SC 29605 (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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