

MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 14,636.91

THIS MORTGAGE is made this 16th day of May 19 84, between the Mortgagor, Eleanor C. Brown (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 Twenty Eight Thousand Fifty Seven Dollars and Twenty Cents Dollars, which indebtedness is evidenced by Borrower's note dated May 16, 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 20, 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 piece, parcel or lot of land in the State of South Carolina, County of Greenville, being known and designated as all of lot number THIRTY FIVE (35) on plat entitled MORNINGSIDE, recorded in plat book "EE" pages 2 and 3, Greenville County R.M.C. Office and having the following metes and bounds, to wit:

Beginning at an iron pin on the Northern side of Estanolle Street at the joint corner of lots 35 and 51 and running thence N. 34-25 W., 167 feet to iron pin at corner of lot number 34; thence with the line of lot No. 34, S. 62-22 W., 192.5 feet to iron pin on Richbourg Road; thence with the eastern side of Richbourg Road, S. 32-11 E., 143.7 feet to an iron pin; thence with the curve at the intersection of Richbourg Road and Estanolle Street, the cord of which is S. 79-51 E., 39.1 feet to an iron pin on Estanolle St., thence with the northern side of Estanolle St., N. 61-32 E., 170.9 feet to the beginning corner.

This is that same property conveyed by deed of Grace Mills Watkins to Robert G. & Eleanor C. Brown, dated 1-7-72, recorded 1-7-72, in Volume 933, at Page 269, in the R.M.C. Office for Greenville County.

This property being further subject to probate file 10 apartment 1515 being the last will and testament of Robert Glenn Brown under which this property was devised to Eleanor C. Brown.

which has the address of 603 Richbourg Road Greenville, S.C. 29615 (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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