



MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 5,056.04

THIS MORTGAGE is made this 16th day of May 1984 between the Mortgagor, Daryll Purvis (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 seven thousand sixty seven and 40/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 16th (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 10, 1989.

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 lot of land with the buildings and improvements thereon, situate on the southwest side of Windemere Drive, near the City of Greenville, in the County of Greenville, State of South Carolina, being shown as Lot 33 on Map 2 of Cherokee Forest recorded in the RMC Office for Greenville County, South Carolina, in Plat Book EE, at Pages 190 and 191, and having according to said plat the following metes and bounds, to-wit:

Beginning at iron pin on the southwest side of Windemere Drive at the joint front corner of Lots 32 and 33 and running thence along the line of Lot 32 S. 56-30 W. 175 feet to an iron pin; thence S. 33-30 E. 100 feet to an iron pin; thence along the line of Lot 34 N. 56-30 E. 175 feet to an iron pin on the southwest side of Windemere Drive; thence along Windemere Drive N. 33-30 W. 100 feet to the beginning corner.

This is that same property conveyed by deed of Robert S. Sims and Juliet R. Sims to Daryll Purvis, dates 6-15-70, recorded 6-18-70, in volume 892 at page 328 of the RMC Office for Greenville County, SC.

which has the address of 107 Windemere Drive Greenville SC 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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