

FILED  
GREENVILLE S.C. **MORTGAGE**

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THIS MORTGAGE is made this 22nd day of June, 1984, between the Mortgagor, Roger L. Dick and Arlene Dick (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").

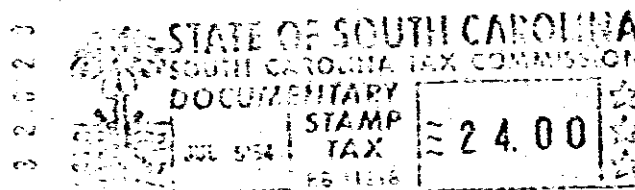
WHEREAS, Borrower is indebted to Lender in the principal sum of Eighty Thousand and no/100 (\$80,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 22, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, 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 situate, lying, and being in the State of South Carolina, County of Greenville, on the northeasterly side of Berrywood Court, near the city of Greenville, being known and designated as Lot No. 38 on a plat entitled Map No. 7, SUGAR CREEK as recorded in the RMC Office for Greenville County in Plat Book 7-C at Page 15 and having according to a more recent survey prepared by Freeland & Associates for Roger L. Dick and Arlene Dick dated June 21, 1984, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Berrywood Court at the joint front corner of Lots No. 37 and 38 and running thence N. 80-23 E. 152.41 feet to an iron pin; thence S. 16-41-17 E. 41.80 feet to an iron pin; thence S. 38-06-47 W. 87.0 feet to an iron pin; thence S. 80-23 W. 93.17 feet to an iron pin on Berrywood Court; thence along said Court, N. 09-37 W. 100.0 feet to an iron pin, point of beginning.

This being the same property conveyed to mortgagors by deed of J. Larry Yarborough and Edna C. Yarborough dated May 19, 1984, recorded simultaneously herewith.



which has the address of 102 Berrywood Court Greer (Street) (City)  
SC 29681 (herein "Property Address"); (State and Zip Code)

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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