



MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 2,257.63

THIS MORTGAGE is made this 7th day of June 1984, between the Mortgagor, James W. and Melissa P. Fox (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 two thousand six hundred thirteen and 84/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 7, 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 June 20, 1986;

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 situate on the southwestern side of Parkdale Drive in the county of Greenville, State of South Carolina being shown as Lot No. 20 on a plat of Parkdale Subdivision dated June 1960, prepared by Dalton & Neves, recorded in Plat Book RR at Page 55 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 southwestern side of Parkdale Drive at the joint front corner of Lot 19 and Lot 20 and running thence with Lot 19 S. 62-03 W., 165 feet to an iron pin at the joint rear corner of Lot 19 and Lot 20; thence S. 27-57 E., 100 feet to an iron pin at the joint rear corner of Lot 20 and Lot 21; thence N. 62-03 E., 165 feet to an iron pin on Parkdale Drive; thence with said drive N. 27-57 W., 100 feet to the point of beginning.

This is the same property conveyed to the grantors herein by deed of Eli T. O'Dell and Mary K. O'Dell and recorded on June 11, 1979 in the RMC Office for Greenville County in Deed Book 1104 at Page 549.

This conveyance is subject to any and all existing reservations, easements, rights of way, zoning ordinances and restrictions or protective covenants that may appear of record or on the premises.

This is that same property conveyed by deed of Joseph C. Easterly to James W. Fox and Melissa P. Fox, dated 1/25/82, recorded 2/1/82 in Volume 1161, at Page 717, in the R.M.C. Office for Greenville County, S. C.

which has the address of 302 Parkdale Drive, Greenville, SC., 29611 (Street) (City) (State and Zip Code) (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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