



MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 12,058.84

THIS MORTGAGE is made this 19th day of June 1984 between the Mortgagor, Edward Donald Brazell and Jennifer M. Brazell (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 Two Thousand Nine Hundred Eighty Nine Dollars and 60/100ths Dollars, which indebtedness is evidenced by Borrower's note dated June 19, 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, 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 County of Greenville, State of South Carolina, situate, lying and being on the southern side of Indian Trail and being known and designated as Lot No. 7 on a plat of DOGWOOD TERRACE Subdivision, recorded in the RMC Office for Greenville County in Plat Book UU at Page 5 and having such metes and bounds as shown thereon, reference to said plat being made for a more complete description.

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights-of-way appearing on the property and/or of record.

This is the same property as that conveyed to William E. Griffin and Linda S. Griffin by deed recorded in the RMC Office for County and State aforesaid. Also, this is that same property conveyed to Grantor's herein by deed of the said William E. Griffin and Linda S. Griffin being recorded in the RMC Office for Greenville County, State of South Carolina, on July 3rd, 1975 in Book 1020, at Page 759.

This conveyance is subject to the existing Mortgage executed by the said Frederick W. Bunch and Carolyn G. Bunch, Grantor's herein, with a balance in the amount of \$34,711.91, with reference to Account No. 014/55743, Collateral Investment Company.

This is the same property conveyed to Edward D. Brazell and Jennifer M. Brazell by deed from Frederick W. Bunch and Carolyn C. Bunch dated August 11, 1976 and recorded August 17, 1976 in Deed Volume 1041 at Page 331 in the RMC Office for Greenville County, South Carolina.

which has the address of 101 Indian Trail, Taylors, South Carolina 29687 (Street) (City) (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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