

FILED
AUG 7 1984
Donnie S. Tanker

MORTGAGE Documentary Stamps are figured on
the amount financed: \$ 20,059.88

THIS MORTGAGE is made this 5th day of July
19 84, between the Mortgagor... Adam L. Fesperman, Jr. And Sheila M. Perrin
..... (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 Seven**...
Hundred Sixty Four Dollars And 60/100 Dollars, which indebtedness is evidenced by Borrower's note
dated... **July 5, 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 20, 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 situate on the northern side of Newport Drive being shown as
Lot No 30 on a plat of Hampshire Hills Subdivision dated May 12, 1975, prepared by
R. B. Bruce, recorded in Plat Book 5-D at page 79 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 northern side of Newport Drive at the joint front
corner of Lot 29 and Lot 30 and running thence with Lot 29 N 35-48 W. 226.3 feet to
an iron pin at the joint rear corner of Lots 29, 30 and 39; thence with Lot 39 N 66-
34 E 209 feet to an iron pin at the joint rear corner of Lot 30 and Lot 31; thence
with Lot 31 S 20-39 E 218.2 feet to an iron pin on Newport Drive; thence with the said
drive S 65-W 150 feet to the point of beginning.

This is the same property conveyed by deed of Calvin N. Cox unto Adam L. Fesperman, Jr.
and Sheila M. Perrin, dated 9-3-81 recorded 9-4-81 in volume 1154 at Page 660 of the
RMC Office for Greenville County, Greenville, S. C.

which has the address of... **Route 4, Box 649 F, Travelers Rest, S. C. 29690**.....
..... (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 improve-
ments 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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