



MORTGAGE

Documentary Stamp Vol 1677 Page 622
the amount financed: \$ 7056.13

THIS MORTGAGE is made this nineteenth day of July 1984, between the Mortgagor, Richard D. and Virginia P. Brookey (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 fifty six dollars and 13/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 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 August 5, 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 piece, parcel or lot of land in the County of Greenville, State of South Carolina, situate, lying and being on the southern side of Forestdale Drive and being known and designated as Lot No. 64 on a plat of FORESTDALE HEIGHTS Sudi- vision, made by R.K. Campbell, Engineer, recorded in the RMC Office for Greenville County in Plat Book KK at Page 199, and having, according to said plat, the follow- ing metes and bounds, to-wit:

Beginning at an iron pin on the southern side of Forestdale Drive at the joint front corner of Lots 63 and 64 and running thence along the line of Lot 63, S. 04-31 W. 198.3 feet to an iron pin; thence running N. 85-45 W. 70 feet to an iron pin; thence with the line of Lot 65, N. 04-31 E. 198.6 feet to an iron pin on the southern side of Forestdale Drive; thence along the southern side of said Drive, S. 85-29 E. 70 feet to the point of beginning.

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 that same property conveyed by deed of James R. Massey, to Richard D. and Virginia P. Brookey, dated Nov. 10, 1977 recorded November 14, 1977, in Volume 1415, at Page 641, in the R.M.C. Office for Greenville County.

which has the address of 10 Forestdale Drive Taylors (Street) (City) South Carolina 29687 (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 seized 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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