

Mail to:

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Attorneys at Law
9 Bradshaw Street
Greenville, SC 29601

MORTGAGE

VOL 1681 PAGE 496

THIS MORTGAGE is made this 13th day of September
19. 84, between the Mortgagor, Charles B. Fields
R.M.C. (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 Fourteen Thousand
(\$14,000.00) Dollars, which indebtedness is evidenced by Borrower's note
dated of even date (herein "Note"), providing for monthly installments of principal and interest,
with the balance of the indebtedness, if not sooner paid, due and payable on as stated in the
note;

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 City of Greenville,
County and State aforesaid, on the Northwest corner of Gower and McCall
Streets, fronting 48 feet on Gower Street and extending back with
parallel sides on hundred twenty feet, being Lot No. 10, as shown on
Plat of the property of W.H. Irvine, made by R.E. Dalton, Engineer,
July, 1916, recorded in Plat Book "E", at page 284, and being a portion
of Lot No. 11, conveyed to Eva B. Irvin, et al by H.P. McGee, et al,
Trustee, by Deed dated September 21, 1920, and recorded in the R.M.C.
Office for said County in Volume 61, at Page 112, and conveyed to
said Reed Benson by Eva B. Irvin, et al, by Deed dated April 19, 1921,
and recorded in said office in Volume 58 at Page 153.

BEING the same property conveyed to the Grantor on June 5, 1931
as noted in Deed Volume 149, at Page 584, in the Office of the R.M.C.
for Greenville County.

THIS is the same property conveyed to the Grantor and Robert Malone
on January 26, 1972, by Levonia Malone, and recorded on February 1, 1972
in Book 935 and Page 195, in the R.M.C. Office of Greenville County.
And the same property conveyed by the Grantor, by Quickclaim Deed on
November 6, 1976, by Levonia Malone, and recorded on November 12, 1976,
in Vol. 1046, Page 76, in the R.M.C. Office of Greenville County; re-
corded November 12, 1976; Robert Malone died intestate July 23, 1972,
leaving as his sole heirs at law his widow, Ruby Lee A. Malone and his
mother, Levonia Malone.

THIS is the same property conveyed to Charles B. Fields by Ruby
Lee A. Malone by deed dated August 15, 1984 and recorded the 13th day
of September, 1984 in Deed Volume 1221 at Page 665 in the
Office of the R.M.C. for Greenville County.

which has the address of 101 Gower Street, Greenville, South Carolina
(Street) (City)
29601 (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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