

FILED
SEP 28 1984
Donna S. Tankersley

MORTGAGE

Documentary Stamps are figured on
the amount financed: \$ 5,065.53

THIS MORTGAGE is made this 17th day of September 1984, between the Mortgagor, Phillips L. Scoville and Frances G. Scoville (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 Two Hundred Twenty Two dollars and 80/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 17, 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 October 1, 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 certain piece, parcel or lot of land, situate, lying and being in the state of South Carolina, County of Greenville, being known and designated as Lot No. 11 of Stratton Place Subdivision according to plat prepared by Piedmont Engineers and Architects dated July 10, 1972 and recorded in the RMC Office for Greenville County in Plat Book 4-R at Pages 36 and 37, and having according to said plat, the following metes and bounds to-wit:

BEGINNING at an iron pin on the southern side of Coventry Road, joint front corner of Lots Nos. 11 and 12; running thence with the joint line of said lots S. 69-15 W. 199.17 feet to an iron pin at the joint rear corner of Lots Nos. 11 and 12; thence with the rear line of Lot No. 11, S. 56-08 E. 195 feet to an iron pin at the joint rear corner of Lots Nos. 10 and 11; running thence with the joint line of said lots N. 33-59 E. 169.9 feet to an iron pin on the southern side of Coventry Road, joint front corner of Lots Nos. 10 and 11; thence with said side of Coventry Road, N. 56-09 W. 35.0 feet and N. 65-00 W. 45.0 feet to the point of beginning.

This is that same property conveyed by deed of Heritage Homes, Inc. to Phillips L. Scoville and Frances G. Scoville dated October 20, 1978 and recorded November 9, 1978 in deed Volume 1091 at Page 584 in the RMC Office for Greenville County, South Carolina.

which has the address of 112 Coventry Road Greenville
(Street) (City)
SC 29615 (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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RECORD

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