

Document stamps based on the sum of \$9,858.10

FILED GREENVILLE CO. S.C.

MORTGAGE

VOL 1691 PAGE 350

Nov 27 12 08 PM '84

THIS MORTGAGE is made this 15th day of November 1984, between the Mortgagee, Gregory A. Strout and Suzanne S. Strout, (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").

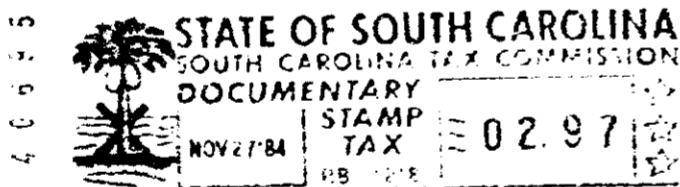
WHEREAS, Borrower is indebted to Lender in the principal sum of Nine Thousand Eight Hundred Sixty-One and 07/100 (\$9,861.07) Dollars, which indebtedness is evidenced by Borrower's note dated November 15, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 15, 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 County of Greenville, State of South Carolina, being shown and designated as Lot 157 on a plat of Powderhorn, Section 3, recorded in the R.M.C. Office for Greenville County in Plat Book 7-C, Page 4 and having according to said plat the following metes and bounds, to-wit:

Beginning at a point on the southern side of Manassas Drive at the joint front corner of Lots 156 and 157 and running thence with the common line of said lots, S. 17-18 W. 131 feet to a point; thence S. 79-47 E. 86.85 feet to a point; thence N. 77-56 E. 28.7 feet to a point at joint rear corner of Lots 157 and 158; thence along the common line of said lots, N. 2-22 W. 125.5 feet to a point on the southern side of Manassas Drive; thence along the southern side of said Drive N. 82-32 W. 70 feet to the point of beginning.

This is the same piece, parcel or lot of land conveyed unto Gregory A. Strout and Suzanne S. Strout by deed of American Service Corporation, dated May 13, 1980 recorded May 14, 1984 of record in the R.M.C. Office for Greenville County, South Carolina in Deed Book 1125, at Page 808.



which has the address of 210 Manassas Drive Simpsonville, S.C. 29681 (herein "Property Address");

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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