

MORTGAGEE'S ADDRESS:
101 East Washington Street
P.O. Box 1268
Greenville, S. C. 29602

VOL 1695 PAGE 439

FILED MORTGAGE
GREENVILLE CO. S.C.

DEC 21 9 42 AM 1984

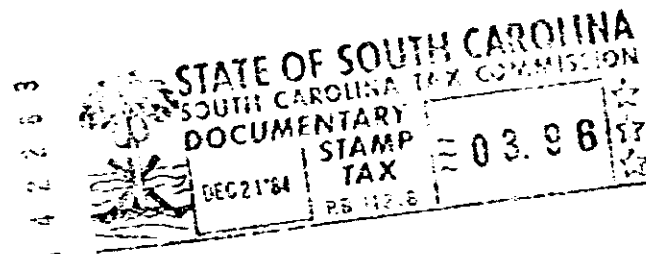
THIS MORTGAGE was made this _____ day of December, 1984, between the Mortgagor, **DORRIS S. CALVIN J. BENTON and ANN W. BENTON**, R.M.C. (herein "Borrower"), and the Mortgagee, **AMERICAN FEDERAL BANK, FSB**, a corporation organized and existing under the laws of **THE UNITED STATES OF AMERICA**, whose address is **101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA** (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of **THIRTEEN-THOUSAND ONE HUNDRED THIRTY-SEVEN AND 40/100** Dollars, which indebtedness is evidenced by Borrower's note dated **DECEMBER 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 **DECEMBER 20, 1994**

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 and improvements thereon in Greenville County, State of South Carolina, being shown and designated as Lot No. 47 on Plat entitled "Berea Heights, Section III" recorded in Plat Book "HHH", at Page 147 in the R.M.C. Office for Greenville County, South Carolina.

Derivation: Deed Book 1138, Page 961 - Calvin J. Benton 12/16/1980



SC TO --- 3 DE 21 84 1055

which has the address of **108 Albion Circle** **Greenville**
(Street) (City)
S. C. 29611 (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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