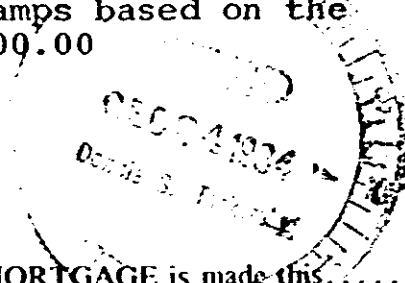


Document stamps based on the sum of \$5,000.00

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MORTGAGE

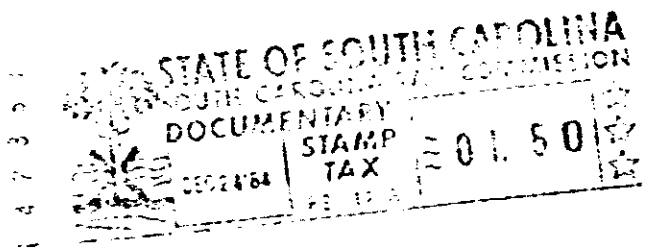
THIS MORTGAGE is made this 12th day of December 19 84, between the Mortgagor, Irene A. Nowell (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL BANK, FSB a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Five Thousand One Hundred Twenty-Three and 52/100 (\$5,123.52) Dollars, which indebtedness is evidenced by Borrower's note dated December 12, 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 January 1, 1987

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 in Austin Township, Greenville County, State of South Carolina, within the corporate limits of Mauldin, and being known and designated as Lot No. 16 of a subdivision known as GLENDALE, III, a plat of which is of record in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4R, at Page 83 and 84, reference to said plat being craved for a metes and bounds description.

This is the same piece, parcel or lot of land conveyed unto Frank J. Nowell and Irene A. Nowell by deed of Rosemond Enterprises, Inc., dated January 5, 1976 of record in the R.M.C. Office for Greenville County, South Carolina in Deed Book 1030 at Page 50, thereafter the said Frank Joseph Nowell having died testate on or about April 20, 1977 in Greenville County, South Carolina devising the above described property unto his wife, Irene A. Nowell of record in the Probate Court for Greenville County, South Carolina.



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which has the address of 941 Fargo Street Mauldin S.C. 29662 (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 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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