

Mortgagee's address: P. O. Box 1268, Greenville, SC 29602-1268

20782
29681

BOOK 1621 PAGE 621

MORTGAGE

BOOK 84 PAGE 686

FILED
GREENVILLE S.C.

THIS MORTGAGE is made this 16th day of August 1983 between the Mortgagor, FRANKLIN ENTERPRISES, INC. (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 Ninety-one thousand eight hundred and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 16, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 16, 1984

feet to an iron pin on Briarwood Drive; thence with said Drive S. 5-24 W. 115 feet to the point of beginning.

is the same property conveyed to the Mortgagor by deed of Donald Franklin to be recorded herewith.

FILED
GREENVILLE S.C.
MAR 5 11 55 AM '84
DONNIE S. BARKER
R.M.C.

MAR 5 1984

OFFICE OF THE CLERK OF COURTS
GREENVILLE, SOUTH CAROLINA
RECEIVED
MAR 5 1984
TAX 3072

PAID AND RECEIVED IN FULL
THIS 03RD DAY OF Feb 19 84
AMERICAN FEDERAL BANK
BY *Richard C. Power*
WITNESS *John Williams*

27105
LOVE, THORNTON, ARNOLD & THOMAS
File 28681
Edwards D. Bradshaw

which has the address of Lot 100 Briarwood Drive, Simpsonville South Carolina 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.

SOUTH CAROLINA—1 to 4 Family—6:75—FNMA, FHLMC UNIFORM INSTRUMENT
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