

FILED  
GREENVILLE S C  
**MORTGAGE**

AUG 8 2 25 PM '83

THIS MORTGAGE is made this 3rd day of August  
19 83 between the Mortgagor, Lloyd R. Fox, Jr. and Robin K. Fox  
(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 Forty thousand five hundred  
and no/100ths (\$40,500.00) Dollars, which indebtedness is evidenced by Borrower's note  
dated August 3, 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 September 1, 2008

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 situate, lying and being in  
the County of Greenville, State of South Carolina, on the western  
side of West Monticello Road, being shown and designated as Lot  
Number 1 on plat of Monticello Estates prepared by James R.  
Freeland, RLS, dated January 4, 1980 and recorded in Plat Book  
7-U at Page 70 of the RMC Office for Greenville County and being  
described more particularly, according to a more recent plat  
of Lloyd R. Fox, Jr. and Robin K. Fox prepared by Freeland and  
Associates, dated August 3, 1983, recorded August , 1983 in  
Plat Book 44 at Page 47.

DERIVATION: Deed of American Federal Bank, F.S.B. recorded  
August 8, 1983 in Deed Book 193 at page 963 in the Greenville  
County RMC Office.

202  
4.0001

which has the address of Lot 1 Monticello Estates S/D, Greenville County, SC  
(Street) (City)  
..... (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 improve-  
ments 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.

15  
00

1432