

GREENVILLE, S.C.
FILED 4 18 PM '84
DONNIE S. TANKREDDY
R.M.C.

MORTGAGE

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THIS MORTGAGE is made this 10th day of February, 1984, between the Mortgagor, Peter A. Steveson and Jimmie Sue Steveson (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 Twenty-one Thousand (\$21,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 10, 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 March 1, 2014;

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, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the City and County of Greenville, State of South Carolina, being known and designated as Lot 5, according to a plat of Wilton Oaks made by Dalton & Neves, dated June, 1952, and recorded in the RMC Office for Greenville County in Plat Book BB, Page 49, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of McNeill Court at the joint front corner of Lots 4 and 5 and running thence along the line of Lot 4 N 0-55 E 137.7 feet to an iron pin on the southern side of a 10 foot screen; thence along the southern side of said 10 foot screen, S 87-40 W 65.1 feet to an iron pin; joint rear corner of lots 5 and 6; thence with the line of Lot 6, S 0-55 W 134 feet to an iron pin on the northern side of McNeill Court; thence with the northern side of McNeill Court, S 89-05 E 65 feet to the point of beginning.

DERIVATION: This being a portion of the same property conveyed to Mortgagor herein by deed of James H. Shuppert as recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1034, Page 704 on April 14, 1976.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY
TAX \$ 08.40

which has the address of 14-A and 14-B McNeill Court, Greenville, South Carolina 29609, (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 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.

SOUTH CAROLINA --1 to 4 Family-- 6 75 INVA/HLMC UNIFORM INSTRUMENT GCTO -----3 FE13 84 073 6.00CD

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