

FILED
FEB 28 1984
Greenville, S. C.

SECOND
MORTGAGE

VOL 1649 PAGE 615
Documentary Stamps are figured on
the amount financed: \$ 2620.54

THIS MORTGAGE is made this 2nd day of February 1984, between the Mortgagor, F. Roosevelt Carlton and Doris S. Carlton (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 Ten Thousand Seven Hundred Twenty Seven and 40/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 2, 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 February 15, 1989

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, with the buildings and improvements thereon, situate, lying and being near the City of Greenville, in the County of Greenville, State of South Carolina on the westerly side of White Horse Road, and being shown on a Plat of Property of C. E. Lloyd, Jr. prepared by Jones & Southerland, Engineers, May 2, 1960, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at a nail in the center of White Horse Road; and running thence S. 50-50 W. 7.5 feet to an iron pin, at said road right-of-way; thence continuing S. 50-50 W. 190 feet to an iron pin; thence N. 6-57 W. 98.9 feet to an iron pin; thence N. 51-58 E. 200 feet to an iron pin on the westerly side of White Horse Road; thence continuing N. 51-58 E 46.5 feet to a nail in the center of said road; thence with the center of White Horse Road S. 50-53 E. 100 feet to the point of the beginning.

This conveyances is made subject to any restrictions right-of-way, or easements that may appear of record on the recorded plat(s) or on the premises.

This is the same property conveyed by deed of Charles E. Lloyd unto Roosevelt Carlton and Doris S. Carlton dated June 19, 1969, recorded June 23, 1969, in volume 870 at Page 393 of the RMC Office Greenville County, Greenville, S. C.

which has the address of 6347 White Horse Road, Greenville, S. C. 29611 (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 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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