

# MORTGAGE

SOUTH CAROLINA

JUL 17 11 00 AM '84

THIS MORTGAGE is made this 12th day of July 1984, between the Mortgagor, Marion Williams, Jr. and Laura E. Williams, (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 Fifty Thousand and 00/100 (\$50,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 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 August 1, 2014;

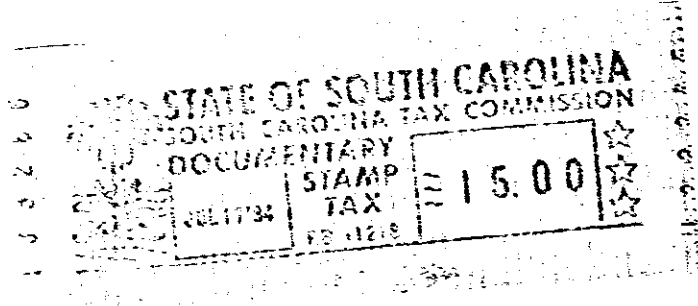
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 situated, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 126, Menlo Drive, on plat of Brentwood, Section No. III, recorded in Plat Book 5-D, Page 42 in the RMC Office for Greenville County and having according to said plat, the following metes and bounds, to-wit:

Beginning at an iron Pin on Menlo Drive at the joint front corner of Lots # 126 and 127 and running thence with the common line of said Lots N. 54-00 E., 155.0 feet to an iron pin, joint rear corner of said Lots; running thence along the rear of Lots # 126 S. 36-00 E., 105.0 feet to an iron pin, joint rear corner of Lots # 126 and 125; running thence with the common line of said Lots S. 54.00 W., 154.76 feet to an iron pin, joint front corner of said Lots on Menlo Drive; running thence with said Drive N. 36-00 W., 105 feet to an iron pin, the point of beginning

This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record, on the recorded plat(s) or on the premises.

This is the same property conveyed to Marion Williams, Jr. and Laura E. Williams by deed of Donald L. Barrere dated July 12, 1984 and recorded in Deed Book 1212 at page 255 in the RMC Office for Greenville County, State of South Carolina.



which has the address of 107 Menlo 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.

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