

FILED  
GREENVILLE  
OCT 19 4 13 PM '83  
DONNELL R. HAY

BOOK 1631 PAGE 499

# MORTGAGE

THIS MORTGAGE is made this 18th day of October, 1983, between the Mortgagor, David S. Harper (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL BANK, F.S.B., 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 \$52,600.00 (Fifty-two thousand, six hundred and 00/100) Dollars, which indebtedness is evidenced by Borrower's note dated October 18, 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 November 1, 2013;

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 located in the County of Greenville, State of South Carolina, and being known and designated as the southern portion of lot #10, Section A, Stone Land Company, a plat of which is recorded in the RMC office of Greenville County in Plat Book A at Pages 337-345, and having, according to a more recent plat entitled property of David S. Harper by Freeland and Associates dated October 11, 1983, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the northwestern intersection of Whitehall Street and Randall Street and running thence with the northern side of Randall Street N. 85-39 W. 70 feet to an iron pin; thence with the line of Lot #9 N. 1-41 E. 140 feet to an iron pin; thence S. 85-39 E. 70 feet to an iron pin on the western side of Whitehall Street; thence with the western side of Whitehall Street S. 1-41 W. 140 feet to an iron pin, the point of BEGINNING.

Being the same property conveyed to the mortgagor herein by Deed of Duane M. Snyder and Marlene M. Snyder, said Deed being dated of even date and recorded in the RMC office of Greenville County in Deed Book 1198 at Page 833.

RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF GREENVILLE COUNTY, SOUTH CAROLINA  
BOOK 1631 PAGE 499  
OCT 18 1983  
STAMP  
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which has the address of 400 Randall Street, Greenville, S. C. 29609 (herein "Property Address");  
(Street) (City) (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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