

MORTGAGE

Vol 1045 800

RECORDED
JAN 30 1984
S.C.

THIS MORTGAGE is made this 27th day of January 19. 84., between the Mortgagor, San Del Builders (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 Two Thousand and no/100 (\$52,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated January 27, 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, 1984

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, situate, lying and being in the County of Greenville, State of South Carolina, on the northwest-erly side of Harrogate Court, being shown and designated as Lot No. 18 of a subdivision known as Harrogate Hills, and being further shown on a plat drawn by Freeland & Associates, Engineers and Land Surveyors, dated January 12, 1984, and entitled "Harrogate Hills, Lot 18, Property of San-Del Builders", said plat being recorded in the RMC Office for Green-ville County, S.C., in Plat Book 10-11, at page 12, and having the following metes and bounds according thereto:

BEGINNING on the northwesterly side of Harrogate Court at the joint front corner of Lots Nos. 17 and 18 and running with the joint line of Lots Nos. 17 and 18, N.50-42W., 145.0 feet to a point, the joint rear corner of Lots Nos. 17, 18, 13 and 14; thence turning and running with the joint line of Lots Nos. 13 and 18, N.39-18E., 90.0 feet to a point at the joint rear corners of Lots Nos. 12, 13, 18 and 19; thence turning and running with the joint line of Lots Nos. 18 and 19, S.50-42E., 145.0 feet to a point on the northwesterly side of Harrogate Court, said point being the joint front corner of Lots Nos. 18 and 19; thence turning and running with the northwesterly side of Harrogate Court, S.39-18W., 90.0 feet to a point, the point of beginning.

This being the same property conveyed to the mortgagor herein by deed of W.N. Leslie, Inc., said deed to be recorded herewith.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
JAN 30 1984
STAMP TAX
\$ 20.80

which has the address of Harrogate Court Simpsonville S.C. 29681 (herein "Property Address");

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 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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