

FILED
GREENVILLE, S.C.
JAN 31 1984
SOUTH CAROLINA
R.M.C.

MORTGAGE

VOL 1545 PAGE 981

THIS MORTGAGE is made this 30th day of January 19.84., between the Mortgagor, Alan R. Sweet and Jacque F. Sweet (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL BANK, FSB (herein "Lender"), 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 Thirty-One Thousand Two Hundred and No/100 (\$31,200.00) Dollars, which indebtedness is evidenced by Borrower's note dated January 30, 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 1, 2014.

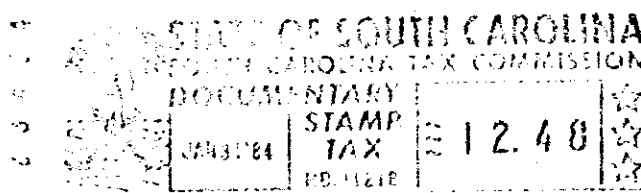
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 State of South Carolina, County of Greenville, on the western side of Willowtree Drive, being known and designated as Lot No. 351 as shown on plat entitled Section No. 4, Westwood, prepared by Piedmont Engineers & Architects, dated June 7, 1972; and recorded in the RMC Office for Greenville County, SC, in Plat Book 4R, at Page 30, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Willowtree Drive, at the joint front corner of Lots 350 and 351 and running thence with the line of Lot 350, S. 87-33 W. 140 feet to an iron pin at the joint rear corner of Lots 350 and 351; thence, N. 2-27 W. 86 feet to an iron pin at the joint rear corner of Lots 351 and 352; thence with the line of Lot No. 352, N. 87-33 E. 140 feet to an iron pin on the western side of Willowtree Drive at the joint front corner of Lots 351 and 352; thence with the western side of Willowtree Drive, S. 2-27 E. 86 feet to the point of beginning.

This is the same property conveyed to American Federal Savings and Loan Association by W. Daniel Yarborough, Jr., as Master in Equity for Greenville County, by his deed dated November 9, 1983, and recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1200, at Page 783. And subsequent thereto the said American Federal Savings and Loan Association, on January 30, 1984, conveyed said property to Alan R. Sweet and Jacque F. Sweet by deed recorded simultaneously herewith in Deed Book 1205, at Page 382.

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which has the address of 407 Willowtree Drive Simpsonville, SC 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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