

Documentary Stamps are figured on the amount financed: \$ 10,058.04

FILED  
FEB 10 1984  
S. C. DEED

MORTGAGE

THIS MORTGAGE is made this 20th day of January 19 84, between the Mortgagor, Anthony Eugene and Janet R. Spearman (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 Fourteen Thousand and sixty-eight and 80/100 Dollars, which indebtedness is evidenced by Borrower's note dated January 20, 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, 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 certain piece, parcel or lots of land situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as lots #100 and #101 of a Subdivision known as Avondale Forest, as shown on a plat thereof prepared by Piedmont Engineers & Architects, dated August 18, 1964, recorded in the R. M. C. Office for Greenville County in Plat Book BBB, Page 36, and according to said plat, having such metes and bounds as shown thereof.

This is the same property conveyed by deed of Williams Land Company Inc. unto Anthony Eugene and Janet R. Spearman, dated November 30, 1970 recorded December 4, 1940, in volume 904, at page 82 of the RMC Office for Greenville County, Greenville, South Carolina.

which has the address of 3 Armsdale Drive, Taylors, SC 29687 (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 seized 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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