



MORTGAGE

VOL 1648 PAGE 678
Documentary Stamps are figured on
the amount financed: \$ 6,006.44

THIS MORTGAGE made this 30th day of January 1984 between the Mortgagor, Macon A. and Victoria L. Clark (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 Eight thousand, four hundred, twenty-two and 20/100 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 1st, 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:

FOR DEPOSIT ONLY

ALL that piece, parcel or lot of land, with the buildings and improvements thereon, situate, lying and being near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot 125, Section 2, McSwain Gardens, plat of which is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book LL, Page 137, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the south side of Beaufort Street, joint front corner of Lots 124 and 125; and running thence S. 15-53 E. 225 feet to an iron pin; thence N. 83-07 E. 100 feet to an iron pin; thence N. 35-33 E. 57.3 feet to an iron pin; thence N. 14-55 W. 106.1 feet to an iron pin; thence N. 23-00 W. 141.7 feet to an iron pin on Beaufort Street; thence along Beaufort Street S. 50-46 W. 22.1 feet to an iron pin; thence continuing along Beaufort Street S. 56-22 W. 113 feet to an iron pin, the point of Beginning.

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

This being the same property conveyed to James B. Dolan by deed from C. P. Chandler, Jr., and Olga L. Chandler, dated November 24, 1965, and recorded on January 5, 1966, in the R.M.C. Office for Greenville County in Deed Book 789 at Page 357. James B. Dolan died testate leaving as his sole heir Margaret H. Dolan as will appear by reference to Probate Court record, Apartment 1045, at File 17.

This is that same property conveyed by deed of James B. Dolan to C. P. Chandler, Jr., and Olga L. Chandler, dated November 24, 1965, recorded January 5, 1966, in volume 789 at page 357 of the R.M.C. Office for Greenville County, SC.

which has the address of 103 Beaufort Street, Greenville (City) South Carolina 29615 (State and Zip Code) (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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