



Documentary Stamps are figured on the amount financed: \$ 3,255.32

# MORTGAGE

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THIS MORTGAGE is made this 14th day of March 1984, between the Mortgagor, James R. Roberson (herein "Borrower"), and the Mortgagee, American Federal, F.S.B., a corporation organized and existing under the laws of United States of America, whose address is 101 East Washington Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Four Thousand Five Hundred Seventy Three dollars and 20/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 14, 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 March 20, 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 lot of land in the county of Greenville, State of South Carolina, being known and designated as Lot No. 128 of the subdivision on the Willage of Mills Mill as shown on plat thereof made by Piedmont Engineering Service of Greenville, S. C., June 1954 recorded in the RMC Office for Greenville County, S.C. in plat book GG at pages 60 & 61, said lot having a frontage of 70.2 feet on the north side of Orr Street, a depth of 121.3 feet on the West side, a depth of 122.2 feet on the east side, and a rear width of 70 feet.

This is that same property conveyed by deed of Walter B. Meaders to James R. Roberson dated September 8, 1967 and recorded September 8, 1967 in deed Volume 828 at Page 63 in the RMC Office for Greenville County, South Carolina.

which has the address of 54 Orr Street Greenville SC 29605 (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.

