



**MORTGAGE** Documentary Stamps are figured on the amount financed: \$ 25,089.04

THIS MORTGAGE is made this 13th day of March 1984 between the Mortgagor, Mary E. Bramlett (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 Forty-eight thousand one hundred eighty-two and 40/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 13, 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 April 1, 1994;

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 with the buildings and improvements thereon, situate on the South side of Roberta Drive, near the City of Greenville, in Greenville County, S.C., being shown as Lot No. 77 on Plat No. 3 of Cherokee Forest, recorded in the R.M.C. Office for Greenville County, S.C. in Plat Book QQ, pages 36 and 37, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the South side of Roberta Drive at joint front corner of Lots 76 and 77, and runs thence with the line of Lot 76, S. 28-58 W., 237.7 feet to an iron pin; thence N. 73-45 W., 89 feet to an iron pin; thence, with the line of Lot 78, N. 15-19 E., 215.6 feet to an iron pin on the South side of Roberta Drive; thence with the South side of Roberta Drive, S. 79-29 E., 146.2 feet to the beginning corner.

This is the same property conveyed by deed of John T. Altman, dated May 19, 1961, recorded May 30, 1961 in Plat Book 675, Page 2, in the R.M.C. Office for Greenville County, South Carolina.

which has the address of 4 Roberta Drive Greenville SC 29615 (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.

