



MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 10,416.20

THIS MORTGAGE is made this 16th day of March 19. 84, between the Mortgagor, Dan E. and Nellwyn B. Thibault (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 ten thousand four hundred sixteen and 20/100 Dollars, which indebtedness is evidenced by Borrower's note dated 3/16/84 (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 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, being known and designated as Lot No. 576 of a subdivision known as Westwood Section VI on a plat thereof prepared by Piedmont Engineers, Architects and Planners dated November 18, 1974 and recorded in the RMC Office of Greenville County in Plat Book 4-X at Page 100 and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on Yellow Wood Drive at the joint front corner of Lots No. 574 and 576 and running thence with the southern side of Yellow Wood Drive, the following courses and distances, to-wit: N 54-22 E 38.3 feet to an iron pin; N 64-03 E 40.18 feet to an iron pin; N 70-26 E 41.75 feet to an iron pin; N 83-11 E 16.6 feet to an iron pin at the intersection of Yellow Wood Drive and Alder Drive; thence with the curvature of said intersection, the chord of which is S 50-59 E 34.8 feet to an iron pin; thence with the western side of Alder Drive, S 5-09 E 125 feet to an iron pin at the joint corner of Lots No. 575 and No. 576; thence with the joint line of said Lots, S 84-51 W 70.0 feet to an iron pin at the corner of Lots No. 574; thence with the line of Lots No. 574; N 43-28 W 133.3 feet to the point of beginning.

This is that same property conveyed by deed of David C. Jones and Donna L. Jones to Daniel E. Thibault and Nellwyn B. Thibault, dated July 6, 1978, recorded July 7, 1978, in volume 1082 at page 738 of the RMC Office for Greenville County. SC.

which has the address of 232 Yellow Wood 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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