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MORTGAGE

Documentary Stamps are figured on the amount financed. \$ 8007.24

THIS MORTGAGE is made this 10th day of April, 1984, between the Mortgagor, Louel Reid Vassey and Willie G. Vassey (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 Eleven Thousand Two Hundred Fifty Eight Dollars and 40/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 10, 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 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 piece, parcel or lot of land, situate, lying and being near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot 18, on Plat of Riley Estates, plat of which is recorded in the RMC Office for Greenville County, S.C. in plat book XX, at page 137, and having, according to said plat, the following metes and bounds, to wit:

Beginning at an iron pin on the southerly side of Mark Drive, joint front corner Lots 17 and 18, and running thence S 29-00 E. 152.9 feet to an iron pin; thence N. 60-16 E. 94.75 feet to an iron pin; thence N. 27-06 W. 158 feet to an iron pin on Mark Drive; thence along Mark Drive S. 59-55 W. 100 feet to an iron pin, the beginning corner.

This conveyance is made subject to any restriction, rights-of-way, or easements that may appear of record, on the recorded plat, or on the premises.

This is that same property conveyed by deed of J.W. Garrett to Louel Reid Vassey and Grace J. Vassey, dated 9-15-67, recorded 9-19-67, in volume 828 at page 635 of the RMC Office for Greenville County, South Carolina.

which has the address of 7 Mark Drive Greenville, S.C. 29611 (herein "Property Address");
[Street] [City]
[State and Zip Code]

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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