



MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 7432.82

THIS MORTGAGE is made this 19th day of April 1984 between the Mortgagor, Jerelene J. Awtry (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 Nine thousand, eight hundred forty seven dollars and 68/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 19, 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 May 1, 1988.

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, on the northern side of Confederate Avenue (formerly known as Jeb Stuart Avenue) being known and designated as Lot No. 55 on a Plat of "Sheffield Forest" made by Carolina Engineering and Surveying Company dated March, 1962, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book BB, at page 61 reference to which is hereby craved for the metes and bounds thereof.

This is the same property conveyed to the grantor herein by deed of Wilford Millsap and Carole A. Millsap, dated May 17, 1972, and recorded in the RMC Office for Greenville County, S.C., in Deed Book 943, at Page 531.

This deed is made subject to any restrictions, easements, and rights-of-way that may appear of record and/or on the recorded plat and/or on the premises.

As part of the consideration herefor the grantee herein assumes and agrees to pay that certain mortgage given to First Federal Savings and Loan Association as recorded in the RMC Office for Greenville County, S.C., in REM Book, 1178, at Page 664, on which there is a present balance owing of \$23,393.55.

This is that same property conveyed by deed of Aaron A. Awtry to Jerelene J. Awtry, dated 9/23/80, recorded 9/24/80, in volume 1134 at page 57 of the RMC Office for Greenville, County, SC.

which has the address of 103 Confederate Circle Taylors, S.C. 29687 (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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