

ATTN: COMMERCIAL
LENDING DIVISION

FILED
MAY 13 3 10 PM '84
R.H.C. WERSLEY

Vol. 1303 No. 403

MORTGAGE

THIS MORTGAGE is made this 18 day of May 1984 between the Mortgagor, Theodore J. Siachos (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 (\$ 24,000.00) Twenty-four thousand Dollars, which indebtedness is evidenced by Borrower's note dated May 18, 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 5/30/89

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 on the western side of Smythe Street near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 114, Section 3, as shown on a plat entitled "Addition to Subdivision for Victor-Monaghan Mills" prepared by Pickell & Pickell, Engineers, dated July, 1952, revised March, 1953, and recorded in the R. M. C. Office for Greenville County, South Carolina. In Plat Book, D.D. AT page 153, and having according to said plat the following metes and bounds:

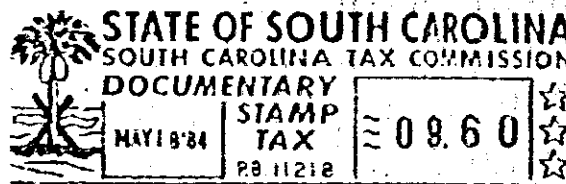
BEGINNING at an iron pin on the western side of Smythe Street at the joint front corner of Lots Nos. 113 and 114 and running thence with the line of Lot No. 113 N. 89-52 W. 183.7 feet to an iron pin on the eastern side of Hellums Street; thence with the eastern side of Hellums Street N. 5-35 E. 95.4 feet to an iron pin at the joint corners of Lots Nos. 114 and 115; thence with the line of Lot No. 115 S. 89-52 E. 175.5 feet to an iron pin on the western side of Smythe Street; thence with the western side of Smythe Street S. 0-43 W. 95 feet to the point of beginning.

This is the identical property, received by grantors herein by will of Rosa B. Gunter in Apt. # 1727 file #4 in the probate for Greenville County, South Carolina.

This conveyance is subject to any applicable recorded restrictions, easements and rights of way.

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which has the address of 6 Smythe Street Monaghan Mills, Greenville South Carolina 29611 (herein "Property Address");

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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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