



Documentary charges are figured on the amount financed: \$ 10,058.04

MORTGAGE

THIS MORTGAGE is made this 22nd day of May 1984 between the Mortgagor, Haskell Kent Evatt and Caroline C. Evatt (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, fifty-eight and 4/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 22, 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 June 5, 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 certain piece, parcel or lot of land located and situated in the County of Greenville, South Carolina, shown and designated as Lot #82 on a Plat of Wellington Green, Section II, as recorded in the RMC Office for Greenville County in Plat Book YY at Page 117, reference to which is craved for a more complete description of the metes and bounds thereof:

This conveyance is made subject to restrictions, easements of record and on the ground, and zoning restrictions affecting the said property, and in particular, to those restrictions contained in Deed Book 738 at Pages 557 and 558.

This is that same property conveyed by deed of Bill C. Barbery and Marian A. Barbery to Haskell K. Evatt and Caroline Evatt dated October 30, 1979 and recorded October 31, 1979 in Deed Volume 1114 at Page 638 in the RMC Office for Greenville County, SC.

which has the address of 12 Bridgeport Drive, Greenville, SC 29615 (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 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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