

Documentary Stamps are figured on the amount financed: \$ 7,006.13

MORTGAGE



THIS MORTGAGE is made this twenty-first day of September 19 84 between the Mortgagor, Thomas W. Scott and Barbara Scott

(herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL BANK F.S.B., 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 nine hundred forty and 80/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 21, 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 September 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 certain piece, parcel or lot of land in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 46 on a plat of Burdett Estates, recorded in the R.M.C. Office for Greenville County in Plat Book 4X at Page 60, and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Oak Park Drive and the intersection of Barrett Drive and running thence N. 81-16 W. 125.67 feet to an iron pin; thence N. 14-16 E. 115 feet; thence S. 75-44 E. 150 feet to an iron pin on the western side of Barrett Drive; thence with said Barrett Drive; S. 14-16 W., 75.4 feet to an iron pin at the intersection of Barrett Drive and Oak Park Drive; thence with said intersection S. 56-30 W., 37.1 feet to an iron pin, the point of beginning.

This is the exact same property conveyed to the Grantor by deed recorded in the R.M.C. Office for Greenville County in Deed Book 1003, page 378, on July 22, 1974, George O'Shields Builders, Inc.

This property is conveyed subject to restrictive covenants of record and to any easements or rights-of-way affecting same.

DERIVATION; This is the same property conveyed by deed of William Bradshaw unto Thomas W. and Barbara J. Scott, dated October 28, 1977, recorded October 28, 1977 in Volume 1067 at page 543 of the R.M.C. Office for Greenville County, Greenville, South Carolina.

which has the address of 230 Barrett Drive Mauldin South Carolina 29662 (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 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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