

OCT 5 1984  
Deanna E. Tankersley

SECOND

MORTGAGE

Recorded on  
13,693.05

VOL 1684 PAGE 508

THIS MORTGAGE is made this 31st day of August 1984 between the Mortgagor, Melvin P. Bell and Reba D. Bell (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 Thirteen thousand six hundred ninety three and 05/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 31, 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 1, 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 in Greenville County, State of South Carolina being known as Lot 107 on a plat of property of the Estate of Tully P. Babb, recorded in Plat Book QQ at Pages 162 and 163 in the R.M.C. Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Western side of Stonehaven Drive at the joint front corner of Lot Nos. 106 and 107 and running thence with Lot No. 106, S. 80-27 W. 272.5 feet to an iron pin; thence S. 12-42 E. 150 feet to an iron pin; thence S. 8-31 E. 30 feet to an iron pin at the joint rear corner of Lot Nos. 107 and 108; thence with the line of Lot No. 108, N. 74-17 E. 274.1 feet to an iron pin on Stonehaven Drive; thence with said Stonehaven Drive, N. 18-08 W. 32 feet to an iron pin; thence N. 11-08 W. 118.7 feet to the point of beginning.

This is the same property conveyed by Emma L. Flinkingshelt, as Trustee by deed dated June 26, 1962 recorded June 26, 1962 in Volume 701 Page No. 47.

which has the address of 44 Stonehaven Drive, Greenville, South Carolina 29607 (City) (herein "Property Address"); (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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RECORDED

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