

GREENVILLE

Aug 24 3 11 PM '83

MORTGAGE

1522 613

THIS MORTGAGE is made this 24th day of August, 1983, between the Mortgagor, Charles C. Fayssoux (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 Twenty Three Thousand Six Hundred Sixteen and 01/100--(\$23,616.01) Dollars, which indebtedness is evidenced by Borrower's note dated August 24, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 21, 1984.

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 those pieces, parcels or lots of land in the City of Greenville, County of Greenville, State of South Carolina, situate, lying and being on Beverly Avenue, and being known and designated as Lots Nos. 5 and 6, of Block B on a plat of Grove Park Subdivision, recorded in the RMC Office for Greenville County, S. C. in Plat Book J at Pages 68 and 69 and having metes and bounds as shown thereon.

This being the same property acquired by the Mortgagor by deed of Timothy I. Buchanan of even date to be recorded herewith.

which has the address of 5 Beverly Avenue, Greenville (Street) South Carolina 29605 (State and Zip Code) (City) (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, for the leasehold estate of this Mortgage, is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seized of the entire fee simple estate in and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend good and lawful title to the Property against all claims and demands, subject to the provisions of the deed of conveyance to the Property, and all of the foregoing, together with said property, for the leasehold estate of this Mortgage, is on a leasehold) are herein referred to as the "Property".

SOUTH CAROLINA STATE FROM UNIFORM INSTRUMENT

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