

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

**MORTGAGE**

BOOK 1628 PAGE 178

GREENVILLE FILED

SEP 29 3 16 PM '83

THIS MORTGAGE is made this 23rd day of September 1983, between the Mortgagor, Thomas L. Soete and Ruth M. Soete (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 Eighty-Five Thousand and no cents (\$85,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 23, 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 October 1, 2003

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 located in the State of South Carolina, County of Greenville, on the northern side of Providence Square, near the City of Greenville, being shown as Lot 11 on plat of Section 2 of Pelham Estates, recorded in Plat Book PPP at Page 119, and more fully described as follows:

BEGINNING at an iron pin on the northern side of Providence Square, at corner of Lot 12, and running thence with the curve of the northern side of Providence Square, the Chords of which are N. 68-43 W. 75 feet, N. 52-12 . 47 feet, and N. 29-17 W. 29.9 feet to an iron pin at corner of Lot 10; thence with line of said lot, N. 21-17 E. 168.2 feet to an iron pin; thence S. 68-29 E. 143.3 feet to an iron pin at corner of Lot 12; thence with line of said Lot. S. 21-17 W. 199.6 feet to the beginning corner.

This is the identical property heretofore conveyed to the Mortgagors herein by Deed of M. G. Proffitt, Inc., dated and recorded in the RIC Office for Greenville County, S. C. on February 17, 1969, in Deed Book 862, at Page 212.

RECEIVED BY THE COUNTY CLERK OF GREENVILLE COUNTY SOUTH CAROLINA  
STAMP 3400

which has the address of 245 Providence Square Greenville, South Carolina 29615 (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 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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