

FILED
MAR 27 1984
Dorinda S. Tucker

VOL 1653 PAGE 880

MORTGAGE

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

THIS MORTGAGE is made this 13th day of February 19 84, between the Mortgagor, Walter P. Thomason and Nina B. Thomason (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 Eight Hundred Two and 05/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 13, 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 August 15, 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 that piece, parcel or lot of land in the County of Greenville, State of South Carolina, situate, lying and being on the western side of Azalea Court and being known and designated as LOT NO. 12, Section 2, on plat of NORTH GARDEN SUBDIVISION, made by Dalton & Neves, Engs., dated January, 1955, and recorded in RMC Office for Greenville County in Plat Book EE at page 103, and a more recent survey and plat entitled "Survey for Walter P. & Nina B. Thomason", prepared by Wolfe & Huskey, Engs. & Survs., dated March 14, 1980, and recorded in the RMC Office for Greenville County in Plat Book 7-U at Page 48, reference to said plats hereby pleaded for a more complete description.

This conveyance is subject to all restrictions, easements, rights of way, roadways and zoning ordinances of record, on the recorded plats or on the premises.

This is that same property conveyed by deed of Jack T. Vickery and Rena L. Vickery to Walter P. Thomason and Nina B. Thomason, dated March 20, 1980, recorded March 20, 1980, in volume 1122 at page 543 of the RMC Office for Greenville County, SC.

which has the address of 104 Azalea Court, Greenville, SC 29615 (Street) (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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