

MORTGAGE

Vol. 133 No. 984

THIS MORTGAGE is made, this 24th day of April 19.84.. between the Mortgagor, PHILLIP R. BRADY AND PATRICIA H. BRADY (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").

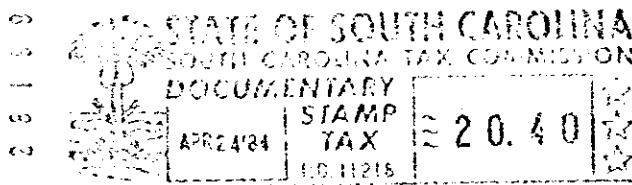
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty One Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 24, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 2014.

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 located in the County of Greenville, State of South Carolina, and being known and designated as Lot No. 15, according to a plat entitled "Heritage Lakes Subdivision, by Heaner Engineering Co., Inc., as revised October, 1977, and recorded in the R.M.C. Office for Greenville County, S.C. in Plat Book 6H, Page 16 and as shown on a plat entitled "Heritage Lakes, Lot 15, Property of San-Del Builders" by Freeland and Associates, dated January 30, 1984, and recorded in the R.M.C. Office for Greenville County in Plat Book 10-H, Page 49 and having, according to the more recent plat, the following metes and bounds:

BEGINNING at an iron pin on the westerly side of Harness Trail, at the joint front corner of Lot No. 14 and Lot No. 15 and running N. 88-19-02 W., 190.00 feet to a point at the rear corner of Lot No. 14 and Lot No. 15; thence turning and running N. 01-40-58 E., 120 feet to a point at the rear corner of Lot No. 15 and Lot No. 16; thence turning and running S. 88-19-02 E., 190.00 feet to an iron pin on the westerly side of Harness Trail, said iron pin being at the joint front corner of Lot No. 15 and Lot No. 16; thence turning and running with the westerly side of Harness Trail S. 01-40-58 W., 120.00 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagors by deed of San-Del Builders recorded simultaneously herewith.



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which has the address of 405 Harness Trail, Greenville, S. C. 29681 (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 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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