



MORTGAGE

Documentary Stamps are figured on the amount financed \$ 10,711.84

THIS MORTGAGE is made this 26th day of March 1984 between the Mortgagor, James G. and Delores S. Pearson (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 Twenty Thousand Four Hundred Ninety Six Dollars and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated 3-26-84 (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 26, 1994

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 situate, lying and being on the western side of Stokes Street in the County of Greenville, State of South Carolina, being shown and designated as Lots 34 and 35 on Plat of Cordell Subdivision No. 10, dated December 1952, prepared by C.G. Jones, Civil-Engineer, recorded in Plat Book BB at Page 84 and being described more particularly, according to said Plat, to wit:

Beginning at an iron pin on the western side of Stokes Street at the joint front corner of Lots 35 and 36 and running thence along the western side of said street N. 16-55 E. 35.1 feet to an iron pin; thence N. 26-11 E. 36.0 feet to an iron pin at the joint corner of Lots 34 and 35; thence continuing along said street N. 36-00 E. 34.1 feet to an iron pin; thence N. 36-00 E. 30.0 feet to an iron pin at the joint front corner of lots 33 and 34; thence along the common line of said lots N. 61-55 W. 187.6 feet to an iron pin at the joint rear corner of said lots; thence S. 22-35 W. 175.0 feet to an iron pin at the joint rear corner of L. Lots 35 and 36; thence along the common line of said lots S. 75.40 E. 174.9 feet to an iron pin, the point of beginning.

This conveyance is subject to any and all existing reservation, easements, rights of way, zoning ordinances and restrictions of protective covenants that may appear of record or on the premises.

Derivation: Deed of local Home Builders, Inc., recorded May 12, 1953 in Deed Book 478 at Page 189.

This is that same property conveyed by deed of Arthur I. Cobb AKA Arthur E. Cobb to James F. and Delores S. Pearson, dated 4-20-78, recorded 4-21-78, in volume 1077 at page 530 of the RMC Office for Greenville County, South Carolina.

which has the address of 5 Stokes St. Greenville, S.C. 29611 (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.

10,711.84

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