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MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 14,084.64

THIS MORTGAGE is made this 9th day of April 1984 between the Mortgagor, Charles H. Rolfe and John J. Petrich (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 seven thousand Eighty six dollars and 40/100 Dollars, which indebtedness is evidenced by Borrower's note dated 4-9-84 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 4-20-1994

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 in the City of Greenville, State of South Carolina, County of Greenville and having the following metes and bounds, to-wit:

Beginning at an iron pin on the South side of David Street, in the City of Greenville, at Gaudy's Corner, and running thence with Gaudy's line S. 57 W., 172 feet to an iron pin on Fonville's line; thence with Fonville's line N. 29 W. 69 feet and 4 inches to an iron pin; thence N. 57 E. 176 feet to an iron pin on David Street thence with David Street S. 25-1/3 E., 71 feet to the Beginning corner.

This is the same property conveyed to Ressie V. Pettus by deed of The Peoples National Bank of Greenville South Carolina recorded in the R.M.C. Office for Greenville County in Deed Book 185, page 254 on August 19, 1936. Ressie V. Pettus died testate in Greenville County on February 22, 1943 as reflected in the Probate Court in Apartment 460, File 19. Under the terms of her Will, she left the above property to her daughter, Grace P. Bettis for her lifetime and then to the Grantor and others as remaindermen. One additional life tenant, Thomas A. Bettis Sr. died testate in Greenville County on August 24, 1981 as reflected in the Probate Court in Apartment 1672, File 6.

This conveyance is subject to all easements, restrictions and rights of way, if any, appearing of record.

This is that same property conveyed by deed of Grace P. Bettis to Charles H. Rolfe and John J. Petich, dated 7/27/82, recorded 8/12/82, in Deed Volume 1172, at Page 37 in the R.M.C. Office for Greenville County, South Carolina. THIS IS also that same property conveyed by deed of Thomas A. Bettis, Jr. to Charles H. Rolfe and John J. Petrich, dated 5/5/82, recorded 8/12/82, in Deed Volume 1172, at Page 38, in the R.M.C. Office for Greenville County, South Carolina. THIS IS also that same property conveyed by deed of James I. Bettis to Charles H. Rolfe and John J. Petrich, dated 7/7/82, recorded 8/12/82, in Deed Volume 1172, at Page 39, in the R.M.C. Office for Greenville County, South Carolina.

(cont on page 4)

which has the address of... 9 David Street Greenville, SC 29609 (Street) (City) (State and Zip Code) (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 (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.

14,084.64

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