



Documentary Stamps are figured on the amount financed: \$ 10,558.24

MORTGAGE

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THIS MORTGAGE was made this 20 th day of April 1984 between the Mortgagor, Twyman F. Paxton and Priscilla L. Paxton (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 three hundred dollars and 40/100 (20,300.40) Dollars, which indebtedness is evidenced by Borrower's note dated April 20, 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 10, 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 certain piece, parcel of lot of land with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot no. 75 on a plat of Wemberly Way, Section I, prepared by Campbell and Clarkson, Surveyors, Inc., dated June 17, 1974 and recorded in the RMC Office for Greenville County in plat book 4R at page 88 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Wemberly Lane at the joint front corner of lots 75 and 84 and running thence with the edge of Wemberly Lane, N. 12-27 E., 23.15 feet to an iron pin; thence along Wemberly Lane, N. 15-17 E., 102 feet to an iron pin at the intersection of Wemberly Lane and Westminister Street; thence with said intersection, N. 37-20 W., 43.3 feet to an iron pin on Westminister Street; thence with the edge of Westminister Street, N. 73-07 W., 90.2 feet to an iron pin at the rear corner of Lot 75, bordering on Westminister Street; thence with the rear border of Lot 75, S. 14-50 W., 155.15 feet to an iron pin at the joint rear corner of lots 75 and 84; thence S. 75-24 E., 123.7 feet to the point of beginning.

THIS is the same property conveyed by deed of Tri-Co Investment, Inc., unto Twyman F. Paxton and Priscilla Paxton, dated November 16, 1978, recorded November 21, 1978, in volume 1092, at page 433, of the RMC Office for Greenville County, Greenville, South Carolina

which has the address of 302 Wemberly Lane, Simpsonville, S.C. 29681 (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 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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