



MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 13,381.77

THIS MORTGAGE is made this 23rd day of April 1984, between the Mortgagor, Douglas M. Sheriff and Kathryn M. Sheriff (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 Nineteen Thousand One Hundred Forty Three Dollars and 60/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 23, 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 15, 1989

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 Greenville County, State of South Carolina, shown as Lot 23, Sections 1 and 2, on Plat of Western Hills, recorded in Plat Book QQ at pages 98 and 99, and being more particularly described as follows:

Beginning at an iron pin on the southern side of El Paso Drive, which pin is joint front corner of Lots 22 and 23, and running thence along joint line of said lots, S. 12-21 E. 156.6 to iron pin; thence S. 65-21 W. 197.1 feet to iron pin; thence N. 14-28 199.2 feet to iron pin on southern side of El Paso Drive; thence along Southern side of said Drive, N. 70-57 E. 50 feet to an iron pin; thence continuing along El Paso Drive, N. 59-19 E. 47 feet to iron pin; thence still continuing with El Paso Drive, N. 77-39 E. 8.8 feet to beginning corner.

This is the same property conveyed by deed of Joe E. Hawkins unto Douglas M. Sheriff and Kathryn T. Sheriff, dated May 5, 1966, recorded May 9, 1966, in Volumn 798 at Page 20 of the RMC Office for Greenville County, Greenville, S. C..

which has the address of 12 El Paso Drive, Greenville, S. C., 29611 (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.

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