

MORTGAGE

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THIS MORTGAGE is made this 31st day of May 1984 between the Mortgagor, Daniel A. Parham (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").

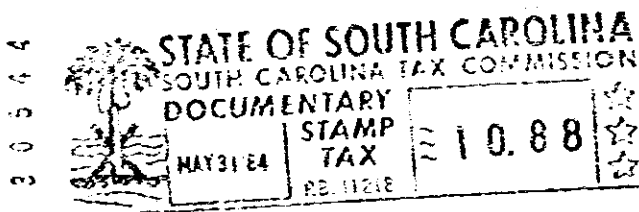
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Seven Thousand Two Hundred and 00/100 (\$27,200.00) dollars, which indebtedness is evidenced by Borrower's note dated May 31, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 2114

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 situate, lying and being on the Southeastern side of Merrilat Avenue, and being known and designated as Lot No. 111 on Plat No. 3 of Sans Souci Heights, recorded in the R.M.C. Office for Greenville Co., S.C., in Plat Book 2, at Page 95, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING on the Southeastern side of Merrilat Avenue at the joint front corner of Lot Nos. 110 and 111, and running thence with the Southeastern side of Merrilat Avenue N. 61-00 E. 70.0 feet to an iron pin, the joint front corner of Lot Nos. 111 and 112; thence with the common line of said lots S. 34-49 E. 136.0 feet to an iron pin, the joint rear corner of Lot Nos. 111 and 112; thence in Southwestern direction S. 63-38 W. 70.0 feet, the joint rear corner of Lot Nos. 110 and 111; thence with the common line of said Lots N. 34-59 W. 133.0 feet to an iron pin at the beginning corner.

DERIVATION: This being the same property conveyed to Mortgagor herein by deed of Ricky Edward Boyter and Shirley Jean Boyter, said deed being recorded this date in Deed Book 1213, at Page 990.



which has the address of 105 Merrilat Avenue, Greenville, S. C. 29609 (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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