



# MORTGAGE

Documentary Stamps are figured on the amount financed. \$ 5,055.53

THIS MORTGAGE is made this 18th day of July 1984 between the Mortgagor, Gary L. Clark and Ruby Nell Clark (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 Five Thousand Fifty Five and 53/100 (\$5,055.53) Dollars, which indebtedness is evidenced by Borrower's note dated July 18, 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 August 1, 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 certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, at the corner of the intersection of Sumner Street and Arlington Avenue, in the City of Greenville, shown as Lot 5, Block 3, Page 78, of the City Block Book, and being more particularly described as follows:

BEGINNING at an iron pin at the corner of Sumner Street and Arlington Avenue and running thence with the Northeast side of Arlington Avenue 145 feet, more or less, to a pin; thence in a line parallel with Sumner Street in a Northerly direction, 70 feet to a pin; thence in a Westerly direction and parallel with Arlington Avenue 145 feet, more or less, to a pin on Sumner Street; thence with the Southern side of Sumner Street 70 feet to the point of beginning.

This is that same property conveyed by deed of Bessie B. Ridgeway to Gary L. Clark and Ruby Nell Clark dated September 18, 1978 and recorded September 19, 1978 in Deed Volume 1088 at Page 125 in the RMC Office for Greenville County, SC.

which has the address of 17 Sumner Street Greenville, SC 29601 (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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