

MORTGAGE

Aug 17 1 23 PM '84
 THIS MORTGAGE is made this 17th day of August 1984, between the Mortgagor, Jean D. Perreault and Gyslaine Perreault (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").

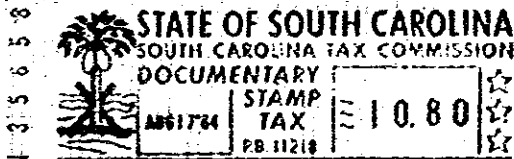
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-six thousand, and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 17, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 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 or lot of land in Greenville County, State of South Carolina, being located at Northeastern corner of the intersection of Hudson Road and Prestige Court and being known and designated as Lot No 1 on plat of PRESTIGE PLACE as shown by plat thereof and recorded in Plat Book 10-M at page 5 and being shown on recent plat of property of Jean Donat Perreault and Gyslaine Perreault, prepared by R. B. Bruce, RLS., dated August 14, 1984 and recorded in the RMC Office for Greenville in Plat Book 10-W at page 21, reference to said plat is hereby craved for a more complete metes and bounds description.

This being the same property conveyed to the Mortgagors herein by deed of Prestige Builders of Greenville, LTD., to be recorded herewith.

This Mortgage is second and junior in lien to Mortgage in favor of American Federal Savings and Loan Association, to be recorded herewith.



which has the address of Lot 1, Prestige Court, Greenville,
(Street) (City)
SC 29615 (herein "Property Address");
(State and Zip Code)

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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