

MORTGAGEE'S ADDRESS:
P.O. Box 1268
Greenville, S. C. 29602

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FILED
GREENVILLE S.C. **MORTGAGE**

OCT 19 3 13 PM '84

THIS MORTGAGE is made this 19th day of October 1984, between the Mortgagor, DONALD E. GRAHAM AND JOLEEN L. GRAHAM (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, 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 One hundred seven thousand, and 00/100 (107,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated 10/19/84 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 07/16/85.

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 parcel or lot of land situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, on the East side of Laurens Street and being known and designated as Lot No. 2 of the Property of Anderson, McKissick and Parrish according to a plat made by R. E. Dalton, Engineer, dated January, 1923, and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the East side of Laurens Street, which iron pin is 60 feet south of the southeast corner of the intersection of Laurens and College Streets, and running thence S. 55-55 E. 60 feet to an iron pin in the line of Lot No. 1; thence with the joint line of Lots Nos. 1 and 2, S. 21-05 W. 30 feet to an iron pin in the line of Lot No. 3; thence with the joint line of Lots Nos. 2 and 3, N. 55-55 W. 60 feet to an iron pin on Laurens Street; thence with the Eastern side of Laurens Street N. 21-05 E. 30 feet to the beginning corner, TOGETHER with the right, privilege and easement to use in common with the owners of Lots Nos. 1 and 3 the blind alley ten feet in width leading from the rear of the subject property in an easterly direction to a ten foot alley which runs from College Street to W. North Street. Said blind alley runs from the rear of the subject property along the northern line of Lot No. 3 hereinabove referred to.

The above description includes the greater portion of the south wall of the building located on the premises, but it is understood that said wall is and shall remain a party wall.

ALSO:

ALL that piece, parcel or lot of land in the City of Greenville, County of Greenville, State of South Carolina, on the southern side of College Street on the western side of an intersecting ten-foot alley and being known and designated as a portion of Lot No. 1 or Property of L. A. Mills, as shown on plat by C. M. Furman, Engineer, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of College Street and on the western side of an intersecting ten-foot alley, which leads southward from (CONT'D. ATTACHED SHEET) which has the address of 17 College Street Greenville, S. C. 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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