



MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 7,586.28

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THIS MORTGAGE is made this 18th day of October 19 84 between the Mortgagor, Harley A. Thomas & Lida D Thomas (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 Fourteen Thousand Seven Hundred Seventy-six & 80/100's Dollars, which indebtedness is evidenced by Borrower's note dated 10-18-84 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 15, 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 piece, parcel, or lot of land, with the improvements thereon, situate, lying, and being near the City of Greenville, Greenville County, South Carolina, and being more particularly described as Lot 85 Section 2, as shown on a plat entitled "Subdivision of Village Houses, F. W. Poe Mfg. Co., Greenville, S.C.", made by Dalton & Neves, July, 1950, and recorded in the R.M.C. Office for Greenville County in Plat Book Y, at pages 26-31, inclusive. According to said plat, the within described lot is also known as No. 38 Third (Avenue) and fronts thereon 65 feet.

THIS BEING THE SAME PROPERTY CONVEYED TO THE GRANTORS BY DEED OF F.W. POE MANUFACTURING CO. DATED SEPTEMBER 15, 1950, AND RECORDED AT VOL 420 PAGE 310 . IN THE R.M.C. OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA. Deeded to Harley A. Thomas & Lida D. Thomas and recorded 10-02-50.

3 NO. 284

which has the address of 38 3rd Ave. Poe Mill Greenville Greenville South Carolina 29609 (herein "Property Address"); (State and Zip Code)

525

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".

4.0001

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.

SOUTH CAROLINA 1 to 4 Family 6 75 FNMA FHLMC UNIFORM INSTRUMENT

Provisionary Lending, Inc.

004-30-00801992

# 7,586.28

410

4328-WV-2Y