



MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 8,059.24.

THIS MORTGAGE is made this 19th day of November 1983 between the Mortgagor, Thomas Clifford Fulbright, Jr. (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 Fifteen thousand three hundred sixty four dollars and 80/100 Dollars, which indebtedness is evidenced by Borrower's note dated December 19, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 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 lot of land with the building and improvements thereon, situate on the southeast side of Scarlett Street in the City of Greenville, Greenville County, South Carolina, being shown as Lot 33 on plat of Sherwood Forest, made by Dalton & Neves, Engineers, August, 1951, revised through November, 1952, recorded in the RMC office for Greenville County in Plat Book GG at pages 2 and 3, and having the following metes and bounds to wit:

Beginning at an iron pin on the southeast side of Scarlett Street at the joint front corner of Lots 32 and 33 and runs thence along the line of Lot 32, S. 63-10 East 188.7 feet to an iron pin; thence S. 32-42 W. 71 feet to an iron pin; thence along the line of Lot 34 N. 64-33 W. 181.8 feet to an iron pin on the southeast side of Scarlett Street; thence along Scarlett Street N. 27-04 E. 75 feet to the Beginning corner.

This is that same property conveyed by Deed of Vern E. Harmon and Sharon S. Harmon to Thomas Clifford Fulbright, Jr. dated July 19, 1974 and recorded July 22, 1974 in Deed volume 1003 at page 414 in the R.M.C. office for Greenville County, South Carolina.

which has the address of 21 Scarlett Street Greenville S.C. 29607 (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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