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SEP 28 10 19 AM '83

**MORTGAGE**

BOOK 1327 PAGE 746

THIS MORTGAGE is made this 27 day of September 19.83, between the Mortgagor, Robert A. Peters and Jane S. Peters (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL BANK, F.S.B., 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 Fifty One Thousand Five Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 27, 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 October 1, 2013

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, including all buildings and improvements thereon, in Greenville County, State of South Carolina, in Travelers Rest, being known and designated as Lot #103, as shown on a plat prepared by Freeland & Associates, RLS, dated September 26, 1983, entitled "Property of Robert A. Peters & Jane S. Peters, recorded in the RMC Office for Greenville County, S.C., on September 28, 1983 in Plat Book 10-B at Page 15, reference to which plat is hereby craved for a metes and bounds description of said property.

Derivation: John C. West and Charlotte Ann West recorded on September 28, 1983 in Deed Book 1197 at page 229.

STAMP: 20.00

which has the address of Lot #103 Club View Drive Travelers Rest S.C. 29690 (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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