



Documentary Stamps are figured on  
the amount financed: \$ 70,070.04  
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# MORTGAGE

THIS MORTGAGE is made this 30th day of November 1983 between the Mortgagor, Albert G. Trammell and Betty C. Trammell (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 Seventy Six Thousand One Hundred Forty One and 20/100 Dollars, which indebtedness is evidenced by Borrower's note dated November 30, 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 December 5, 1993;

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, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, Being known and designated as Lot No. 22 of Section 2 of Fenwick Heights, according to a plat thereof prepared by Piedmont Engineering Service, March, 1959 and recorded in the R.M.C. Office for Greenville County in Plat Book QQ, Page 44 and 45 and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the northeastern side of Fairlawn Circle at the joint front corner Lots 21 and 22 and running thence along the joint line of said lots; N. 19-13 E. 177 feet to an iron pin on the line of Lot 24; thence with the line of Lot 24, N. 66-11 W. 53.5 feet to an iron pin in the line of Lot 23; Thence with the line of Lots 22 and 23, S. 55-25 W. 120 feet to an iron pin on the northeastern side of said Fairlawn Circle; thence with the northeastern side of Fairlawn Circle, S. 36-33 E. 150 feet to the point of beginning; being the same conveyed to me by Blue Ridge Realty Co., Inc. by deed dated September 11, 1962 and recorded in the R. M. C. Office for Greenville County in Deed Volume 706, at Page 545.

This is that same property conveyed by deed of Furman L. Hall to Albert G. Trammell and Betty C. Trammell, dated 3-6-63, recorded 3-7-63, in volume 718 at page 43 of the R.M.C. Office for Greenville County, SC.

which has the address of 10 Fairlawn Circle Greenville South Carolina 29611 (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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