



Accumulating charges are figured on the amount financed: \$ 15,060.04

MORTGAGE

Mortgagee's Address: VOL 1042 PAGE 399 P. O. Box 1268 Greenville, S. C. 29602

THIS MORTGAGE is made this 7th day of December 1983 between the Mortgagor, Mary B. Felton

(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 Twenty-Eight Thousand Nine Hundred Fifteen & 20/100 (\$28,915.20) Dollars, which indebtedness is evidenced by Borrower's note dated December 7, 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 15, 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, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the southern side of Cape Charles Drive, being shown as Lot 65 on plat of Pelham Estates, Section I, recorded in Plat Book PPP at pages 28 and 29 in the R.M.C. Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Cape Charles Drive at the joint front corner of Lots 64 and 65 and running thence S. 6-04 E. 200.7 feet to an iron pin; thence S. 89-21 E. 145.1 feet to an iron pin; thence S. 88-37 E. 165.2 feet to an iron pin at the joint rear corner of lots 65 and 66; thence along the joint line of said Lots N. 23-19 W. 300.9 feet to an iron pin on Cape Charles Drive; thence with Cape Charles Drive S. 66-41 W. 101.9 feet to an iron pin; thence continuing with said Drive S. 71-01 W. 60 feet to an iron pin; thence continuing with said Drive S. 80-32 W. 62.8 feet to an iron pin, the point of beginning.

This is the same property conveyed to Mary B. Felton by deed from Henry B. Sprague and Virginia C. Sprague dated June 21, 1977 and recorded in the R.M.C. Office for Greenville County, S. C. on June 21, 1977 in Deed Book 1059, Page 27.

which has the address of 208 Cape Charles Drive Greenville, South Carolina, 29615 (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.

