



MORTGAGE

Documentary Stamps are figured on the amount financed: \$25,064.04.

THIS MORTGAGE is made this 2nd day of December 1983 between the Mortgagor, Ed. P. Bryan (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 Forty-seven thousand, Eight hundred, seventy five and 20/100 (47,875.40) dollars, which indebtedness is evidenced by Borrower's note dated December 2, 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 20, 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 piece, parcel or lot of land in thk State of South Carolina, County of Greenville, in the City of Greenville, being known and designated as Lot R as shown on a plat of North Hills, recorded in Plat Book H at Pages 89-90, and being more particularly described according to a recent survey prepared by J. C. Hill as follows:

BEGINNING at an iron pin in the northeast side of Russell Avenue (sometimes called Elizabeth Street), which pin is 775.8 feet northwest of the intersection of Russell Avenue and Bennett Street and is the joint front corner of Lots R and S, and running thence with the joint line of said lots N. 23-30 E. 145 feet to an iron pin; thence N. 64 W. 114 feet to an iron pin rear corner of Lot Q; thence with the line of said lot, S. 3-30 E. 158 feet to an iron pin in the Northwest side of Russell Avenue; thence with said Avenue S. 59-35 E. 45 feet to the point of beginning".

This is the same property conveyed by deed of Central Realty Corp. to Edward P. Bryan, dated 1-21-70, recorded 1-26-70, in volume 883 at page 265 of the RMC Office for Greenville County, SC.

which has the address of 2 Russell Avenue, Greenville, S.C. 29609 (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.

