



MORTGAGE

VOL 1673 PAGE 407
Documentary Stamps are figured on
the amount financed: \$ 11,267.85

THIS MORTGAGE is made this 8th day of June 1984, between the Mortgagor, Charles T. and Karen Denise Watson (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, forty-six, and 08/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 8, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 20, 1988;

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 lying in the State of South Carolina, County of Greenville, shown as Lot 18 on plat of White Oak Hills, Phase II-A, recorded in Plat Book 7 C at page 95 and having such courses and distances as will appear by reference to said plat.

Being the same property conveyed by A. J. Prince Builders, Inc., by deed recorded October 10, 1980 in Deed Book 1135 at page 240.

The above conveyance is subject to all rights of way, easements and protective covenants affecting same appearing upon the public records of Greenville County.

As part of the consideration for the foregoing conveyance the grantees assume and agree to pay the outstanding balance of \$45,438.56 on a note and mortgage to Poinsett Federal Savings and Loan Association, recorded in Mortgage Book 1520 at page 58.

This is that same property conveyed by deed of Bobby J. Jones Builders Inc. to Charles T. Watson and Karen D. Watson, dated 6-1-81, recorded 6-5-81, in Volume 1149, at Page 489, in the R.M.C. Office for Greenville County, S. C.

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which has the address of Rt. 1, 608 Lenhardt Road, Greenville, SC 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.