

BOOK 87 PAGE 1846

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FILED GREENVILLE CO. S.C. MORTGAGE

FEB 21 4 57 PM '84

THIS MORTGAGE is made this 21st day of February 1984 between the Mortgagor, Bill Fuller Builders, Inc. (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 Sixty-Eight Thousand Seven Hundred Fifty and no/100 (\$68,750.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 21, 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 September 1, 1984.

line of Lot No. 22 N. 57-01 W. 140 feet to an iron pin in the rear line of Lot No. 16; thence with the line of Lot No. 16 N. 32-59 E. 86 feet to an iron pin in the line of Lot No. 20; thence with the line of Lot No. 20 S. 57-01 E. 140 feet to an iron pin on the northwestern side of Atherton Way; thence with the northwestern side of Atherton Way S. 32-59 W. 86 feet to the point of beginning.

This is the identical property conveyed to the Mortgagor by deed of Devenger Pointe Company, a South Carolina Partnership, dated February 8, 1984, and recorded in said RMC Office in Deed Book 1206, at page 145, on February 10, 1984.

FILED GREENVILLE CO. S.C. DEC 28 4 44 PM '84 DUNNIE S. STARKERSLET R.M.C.

RECORDED IN PUBLIC OFFICE OF GREENVILLE COUNTY, SOUTH CAROLINA JAN 27 1984

DEC 28 1984

AND ADD ENDORSED IN PUBLIC OFFICE OF GREENVILLE COUNTY, SOUTH CAROLINA DEC 27 1984 AMERICAN FEDERAL BANK, F.S.B. MEMBER AMERICAN FEDERAL RESERVE AND LOAN ASSOCIATION HAYNSWORTH, PERRY, BRYANT, MARGON & JOHNSTONE, ATTYS. BY [Signature]

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which has the address of Lot 21, Atherton Way, Devenger Pointe, Greer (Street) (City) S. C. 29651 (herein "Property Address"); (State and Zip Code)

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 seized 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.

