



Recording charge figured on the amount advanced \$ 10,858.36

# MORTGAGE

VOL 1669 PAGE 12

THIS MORTGAGE is made this 20th day of April 1984, between the Mortgagor James E. Parker & Sandra J. Parker (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 Thousand Seven Hundred Thirty two & 40/100's Dollars, which indebtedness is evidenced by Borrower's note dated April 20, 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 April 20, 1994.

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, situate, lying and being in Greenville County, South Carolina, being shown and designated as Lot 30 on a Plat of CENTRAL REALTY CORPORATION, recorded in the RMC Office for Greenville County in Plat Book EEE, at Page 108, and having, according to a more recent survey by Freeland and Associates, dated October 30, 1979, the following metes and bounds:

BEGINNING at an iron pin on the southern side of Penarth Drive at the joint front corner of Lots 29 and 30 and running thence with the southern side of Penarth Drive, N. 66-57 E, 60.0 feet to an iron pin; thence S 46-14 E, 89-6 feet to an iron pin; thence S. 45-00 W. 452.1 feet to an point in Long Creek at the rear corner of Lot 30; thence with Long Creek as the line, N 25-49 W. 121.2 feet to an iron pin, joint rear corner of Lots 29 and 30; thence with the common line of said Lots, N. 45-30 E. 355.0 feet to an iron pin on the southern side of Penarth Drive, the point of beginning.

THIS is the same property conveyed to the grantor's herein by deed of Latino Rodriguez and Teresa Rodriguez, dated November 1, 1979, and recorded November 2, 1979, in the RMC Office for Greenville County in Deed Book 1114 at Page 869.

This is that same property conveyed by deed of Dewey Lee Herron and Helen W. Herron to James E. Parker and Sandra J. Parker dated March 16, 1981 and recorded March 17, 1981 in deed Volume 1144 at Page 450 in the RMC Office for Greenville County, South Carolina.

which has the address of 503 Penarth Drive, Greenville, S.C. 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 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.

400" s  
11A01

RECORDED

2028-8234