

FILED MORTGAGE

AUG 3 3 39 PM '83

1619 503

THIS MORTGAGE is made this 3rd day of August 1983 between the Mortgagor, Alice Drake Cantey and Faye Cantrell Galloway (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL Bank, F.S.B. 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 EIGHTY-SIX THOUSAND TWO HUNDRED FIFTY and NO/100 (\$86,250.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 3, 1983 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable six (6) months from date hereof.

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, with all buildings and improvements, situate, lying and being on the northwesterly side of Rock Creek Drive, in Greenville County, South Carolina, being shown and designated as Lot No. 287, on a SECOND REVISION OF TRAXLER PARK, made by R. E. Dalton, Engineer, dated March, 1923, recorded in the RMC Office for Greenville County, SC in Plat Book F, page 114, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a stake on the northwesterly side of Rock Creek Drive at the corner of Lot No. 288 and running thence with said Drive, N.59-17 E. 70.3 feet to a point; thence N. 25-23 W., 223.4 feet to a point; thence S. 62-34 W., 70.05 feet to a point; thence with the line of Lot No. 288, S. 25-23 E., 227.4 feet to the point of beginning.

The above described property was acquired by the mortgagors herein by deed of Bryant Whitfield Cantey, III, dated August 3, 1983, and recorded August 3, 1983 in the RMC Office for Greenville County, SC in Deed Book 1173 at Page 756.

This property was conveyed subject to all rights of way, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

which has the address of Lot 26, Rockcreek Subdivision, Greenville, South Carolina (herein "Property Address");

South Carolina (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.

400 2 52221A01

1050

1983