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GREENVILLE
SEP 14 10 15 AM '83
SONNIE R.M.C.

BOOK 1325 PAGE 465

MORTGAGE

THIS MORTGAGE is made this Ninth (9th) day of September 1983, between the Mortgagors, KENNETH Q. RICE and SARAH M. RICE (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 SEVENTY-EIGHT THOUSAND FOUR HUNDRED AND NO/100 (\$78,400.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 1, 2013 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 2013.

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 and being situate in Greenville County, S.C., being shown and designated as Lot No. 58, Section 3, Oak Hollow, on plat entitled "Property of Harmon Enterprises" as recorded in Plat Book 8-Z at Page 40, in the RMC Office for Greenville County, S.C., and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Overlook Drive, said pin being approximately 365 feet from the intersection of State Park Road and Overlook Drive, running thence S. 51-26 W. 496.8 feet to an iron pin; thence N. 38-57 W. 94.7 feet to an iron pin; thence N. 38-58 W. 69.53 feet to an iron pin; thence N. 49-49 E. 475.9 feet to an iron pin; thence S. 52-55 E. 60.0 feet to an iron pin; thence S. 45-41 E. 60 feet to an iron pin; thence S. 38-27 E. 60.0 feet to an iron pin; the point of beginning.

Derivation: American Federal Bank, FSB, Deed Book 1196, at Page 229, recorded September 9, 1983.

STATE OF SOUTH CAROLINA
DOCUMENTARY
31336

which has the address of Overlook Drive, Greenville, South Carolina (herein "Property Address");
(Street) (City) (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.

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