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GREENVILLE
Oct 17 11 26 AM '83
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MORTGAGE

BOOK 1631 PAGE 35

THIS MORTGAGE is made this 14th day of October 1983, between the Mortgagor, Jane H. Greer (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 four thousand and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 14, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 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 _____, State of South Carolina:

ALL that piece, parcel or lot of land in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 58, Section 6, Devenger Place on a plat entitled "Devenger Place Subdivision" recorded in Plat Book 5P at Page 2, also on plat entitled "Property of L.S. Heaton" recorded in Plat Book 9E at Page 6 in the R.M.C. Office for Greenville County with reference to said plats for metes and bounds.

THIS is the same property conveyed to the mortgagor by deed of L.S. Heaton recorded of even date.

STATE OF SOUTH CAROLINA
RECORDS & DEEDS DIVISION
DOCUMENTARY
OCT 17 1983
STAMP
TAX \$ 33.60

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which has the address of 100 Hedgewood Court Greer South Carolina 29651 (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.

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