

CO. S. C.
NOV 3 4 03 PM '83
DUNNIE S. L. WILSON
R.M.C.

NOV 20 4 36 PM '83
DUNNIE S. L. WILSON
R.M.C.
MORTGAGE

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THIS MORTGAGE is made this second day of November 1983, between the Mortgagor, Stephen A. Yacobi and Kimberly D. Yacobi (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 Eight Thousand Four Hundred & 0/100 (28,400) Dollars, which indebtedness is evidenced by Borrower's note dated November 2, 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 December 1, 2008.

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 located in the county of Greenville, State of South Carolina, known and designated as Lot No. 21 on the Northern side of East Avenue as shown on a plat prepared for Stephen A. Yacobi by Jeffrey M. Plumblee dated September 1, 1983 and recorded in the RMC Office for Greenville County in Plat Book 10C page 38 and having according to said plat, the following metes and bounds to-wit:

BEGINNING at a point on the north side of East Avenue joint front corners of Lots Nos. 24 and 21 and running thence along the line of Lot 24 N. 14-27 W. 166.9 feet to a point; thence running N. 77-48 E. 64 feet to a point; thence running S. 14-23 E. 190.5 feet to a point; thence running S. 81-00 W. to the point of beginning.

This is the land conveyed to Mortgagors by Geneva K. Madden on November 2, 1983 and recorded in Deed Book 1199 at Page 881 in the RMC Office for Greenville County.

**Rerecorded to show correct date of final payment.

which has the address of 126 East Avenue Greenville
(Street) (City)
SC, 29601 (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.

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