



Documentary Stamps are figured on the amount financed \$ 67,968.27 VGL 1843 PAGE 516

MORTGAGE

Mortgagee's Address:
P. O. Box 1268
Greenville, S. C. 29602

THIS MORTGAGE is made this 22nd day of December 1983, between the Mortgagor, Toya Van Raden (Same as Toya A. Van Raden) (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 One Hundred Twenty-Eight Thousand Seven Hundred Ninety-Two & 40/100 Dollars, which indebtedness is evidenced by Borrower's note dated December 22, 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 15, 1993.

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 on the north side of W. Croft Street in the City of Greenville, State of South Carolina, being shown as the western half of Lot 52, Section B, on plat of Stone Land Company, recorded in Plat Book "A", Page 331, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of W. Croft Street at the joint front corner of Lots 50 and 52 and running thence with the line of Lot 50 N. 1-41 W. 200 feet to an iron pin on an alley; thence with the south side of said alley N. 83-13 E. 50 feet to an iron pin at the center of rear line of Lot 52; thence through the center of said lot S. 1-41 E. 200 feet to an iron pin on W. Croft Street; thence with the north side of W. Croft Street N. 83-13 W. 50 feet to the point of beginning.

This is the same property conveyed to Toya Van Raden (same as Toya A. Van Raden) by deed from Hazel R. Ponder (same as Hazel M. C. Ponder), dated August 13, 1973, and recorded in the R.M.C. Office for Greenville County, S. C. on August 15, 1973 in Deed Book 981, Page 690.

which has the address of 10 West Croft Street Greenville, South Carolina, 29609 (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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