



MORTGAGE

Documentary Stamps are figured on the amount financed: \$25,064.04.

THIS MORTGAGE is made this 22nd day of December 1983, between the Mortgagor, Sandra L. Adams (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 Forty Seven Thousand Six Hundred Eighty Three Dollars & Twenty Cents 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 January 1, 1994

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 situate, lying and being in Greenville County, South Carolina, and being shown and designated as Lot 58 Section Five of Richmond Hills, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book WWV at Page 38, and according to said plat having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of Richmond Drive at the joint front corner of lots 58 and 59 and running thence with the line of said lots, N. 61-26 W., 150 feet; thence S. 28-34 W., 100 feet to a point on the turnaround of Sylvatus Court; thence with Sylvatus Court S. 61-26E., 100.4 feet to a point at the intersection of Sylvatus Court and Richmond Drive; thence N. 73-34 E., 35.35 feet to a point on Richmond Drive; thence with Richmond Drive, N.28-34 E., 80 feet to a point of beginning.

This conveyance is subject to all restrictions, set back lines, roadways, easements and rights-of-way, if any, appearing of record, on the premises or on the recorded plat, which affect the property hereinabove described.

This is that same property conveyed by deed of Leon Moody to Billy L. Adams and Sandra L. Adams, dated 4/13/71, recorded 4/29/71, in deed Volume 913, in Book 295, in the R.M.C. Office for Greenville County, South Carolina.

Also the same property conveyed by deed of Billy L. Adams (all of his 1/2 interest) to Sandra L. Adams, recorded 9/18/79, in Deed Volume 1111, at Page 777, in the R.M.C. Office for Greenville County, South Carolina.

which has the address of 119 Richmond Drive Greenville, South Carolina 29611 (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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