

FILED
OFFICE OF THE REGISTER OF DEEDS
SOUTH CAROLINA
SOUTH CAROLINA
R.M.C.

MORTGAGE

1984 794

THIS MORTGAGE is made this 25th day of JANUARY 1984, between the Mortgagor, **BILLY MAC ALLEN & ELIZABETH W. ALLEN** (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 **EIGHTY-FIVE THOUSAND, NINE HUNDRED, NINETY, & 80/100 (\$85,990.80)** Dollars, which indebtedness is evidenced by Borrower's note dated **JANUARY 25, 1984** (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on **FEBRUARY 10, 1994**.
THE LOAN PROCEEDS ARE FORTY-FIVE THOUSAND & NO/100 (\$45,000.00).

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, State of South Carolina, and being shown and designated as Lot No. 14, of Cunningham Acres, as shown on a Plat thereof recorded in the RMC Office for Greenville County, South Carolina in Plat Book BBB, at Page 118, reference being craved to said Plat for a more particular metes and bounds description of said property.

This being the same property conveyed to the Mortgagors herein by Deed of Rose M. Cunningham, Individually, and as Executrix of the Estate of E. F. Cunningham, dated June 13, 1972, and recorded in the RMC Office for Greenville County in Deed Book 946 at Page 353.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
TAX
JAN 23 1984
\$ 18.00

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which has the address of **24 Gary Avenue, Taylors,**
[Street] [City]
South Carolina, 29687 (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 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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