



MORTGAGE

VOL 1648 PAGE 654
Documentary Stamps are figured on
the amount financed: \$ 10,058.04

THIS MORTGAGE is made this 21st day of December 1983 between the Mortgagor, Mary Franco (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 Fourteen thousand, seventy four dollars and 20/100***** Dollars, which indebtedness is evidenced by Borrower's note dated December 21, 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, 1989

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 on the eastern side of Pine Creek Court, near the City of Greenville, in Greenville County, South Carolina, being shown and designated as Lot 436, on a plat of Section 4 of Belle Meade, made by Dalton & Neves, Engineers, dated June, 1959, and recorded in the RMC Office for Greenville County, in Plat Book QQ, at Page 103, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Pine Creek Court at the joint front corners of Lots 436 and 437, Section 4, and running thence with the line of Lot No. 437 S 57-42 E. 194 feet to an iron pin; thence S. 32-08 W. 80 feet to an iron pin at the joint rear corner of Lots Nos. 435 and 436; thence along the common line of said Lots N. 57-42 W. 194 feet to an iron pin on Pine Creek Court; thence along the eastern side of Pine Creek Court N. 32-08 E. 80 feet to the point of beginning.

This conveyance is made subject to such easements, rights-of-way and restrictions of record or as appear on the premises. This being a portion of the same property conveyed to Anthony Franco and Mary Franco by Herbert D. Burns and Patricia A. Burns by Deed of November 8, 1972 and recorded in the RMC Office for Greenville County in Deed Book 960 at Page 87.

This is that same property conveyed by deed of Anthony Franco and Mary Franco to Mary Franco, dated May 9, 1983, recorded May 13, 1983, in volume 1188 at page 236 of the RMC Office for Greenville County, S.C.

which has the address of 5 Pinecreek Court Greenville, S. C. 29605 (herein "Property Address");

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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.

