



MORTGAGE

VOL 1648 PAGE 666

Documentary Stamps are figured on the amount financed: \$ 10,058.14

THIS MORTGAGE was made this 27 day of January 1983 between the Mortgagor, Rennie L. Wolfe (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 Nineteen Thousand One Hundred Nineteen and 60/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 5, 1994 (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 5, 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 the City and County of Greenville, State of South Carolina, on the Southern side of Lady Marion Lane, and being known and designated as Lot No. 140 on Plat of SHERWOOD FOREST, recorded in the RMC Office for Greenville County in Plat Book GG, at pages 70 and 71, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the Southern side of Lady Marion Lane at the joint front corner of Lots 139 and 140 and running thence along the joint line of said Lots S. 27-14 E. 180 feet to an iron pin; thence S. 62-46 W. 90 feet to an iron pin; thence N. 20-54 W. 181.1 feet to an iron pin on the Southern side of Lady Marion Lane; thence along said Lane N. 62-46 E. 70 feet to the point of beginning.

The above described property is the same acquired by the grantors by deed from Billy R. Chandler, et. al., recorded May 15, 1974 in Deed Volume 999 at page 89 and is hereby conveyed subject to rights of way, easements, conditions, public roads and restrictive covenants affecting said property.

As a part of the consideration of this deed, the grantee assumes and agrees to pay the outstanding balance due on a certain note and mortgage given by the grantors herein unto Fidelity Federal Savings and Loan Association, recorded May 15, 1974 in Mortgage Book 1310 at Page 438 in the original sum of Twenty-Three Thousand Nine Hundred (\$23,900.00) Dollars, which mortgage has a present balance due in the sum of Twenty-Two Thousand Nine Hundred and Fifty (\$22,950.00) Dollars.

Derivation: This is same property conveyed by deed of Michael A McMains and Annette S. McMains to Rennie L Wolfe, dated 10-12-76, recorded 10-15-76, in volume 1044 at page 669 of the RMC Office Greenville County, SC.

which has the address of 31 Lady Marion Lane Greenville South Carolina 29607 (herein "Property Address");
(Street) (City) (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.

