

FILED  
MAR 5 1984  
Dewey S. Pinkerday

MORTGAGE

Documentary Stamps are figured on  
the amount financed: \$ 6,056.44

THIS MORTGAGE is made this 27th day of January 1984, between the Mortgagor, Christa R. Taylor (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 Eight thousand four hundred forty-eight and 60/100's \*\*\*\*\* Dollars, which indebtedness is evidenced by Borrower's note dated January 27, 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 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, with improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, and being shown and designated as Lot No. 34, Monaview Subdivision and having accorded to a revised plat prepared of said Subdivision as recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 4N at Page 52, the following metes and bounds to wit: Beginning at an iron pin on the northerly end of Rainbow Court, joint front corners of Lot Nos. 34 and 35; thence running on common line in a due North direction 168.8 feet to an iron pin; thence along the rear line of Lot No. 34S. 84-12 W. 155 feet to an iron pin; thence along joint line of Lot Nos. 33 and 34S 37-16 E. 205.3 feet to an iron pin on Rainbow Court; thence along the curve in Rainbow Court the chord of which is N 71-21 E. 32 feet to an iron pin point of beginning.

THIS conveyance is made subject to all easements, restriction and/or rights of way of record, in any.

DERIVATION: This is the same property conveyed by deed of Malcolm Bolt and Parker W. Chapman unto Christa M. Ripperger (Taylor), dated April 12, 1973, recorded April 20, 1973 in volume 973 at page 12 of the RMC office for Greenville County, Greenville, South Carolina.

which has the address of 5 Rainbow Court, 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 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.

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