



MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 5,231.12

THIS MORTGAGE is made this 13th day of Feb. 1984 between the Mortgagor, Mary R. Hammack and Jackie L. Hammack

(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 Five Thousand, nine hundred, thirty-four and 18/100 Dollars, which indebtedness is evidenced by Borrower's note dated Feb. 13, 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 Nov. 15, 1986

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 certain piece, parcel, or lot of land, situate, lying and being in Greenville County, South Carolina, being shown and designated as lot 1 and part of Lot 2 on a plat of Farmington Acres, recorded in the RMC Office for Greenville County in Plat Book GGG, Page 183; and having, according to a more recent survey by Freeland & Associates, dated October 25, 1979, recorded in Plat Book 7-K, at Page 92, the following metes and bounds, to-wit:

Beginning at an iron pin on the eastern side of White Horse Road and running thence with a new line between Lots 1 and 2, N. 61-42 E. 201.96 feet to an iron pin in the line of Lot 3; thence with the line of Lot 3, S. 38-48 E. 75.2 feet to an iron pin; thence S. 51-12 W., 281.7 feet to an iron pin on the eastern side of White Horse Road; thence with said Road, N. 1-48 W., 119.5 feet to an iron pin; thence continuing with said Road, N. 4-42 W., 20.0 feet to an iron pin, the point of beginning.

This conveyance is made subject to all restrictions, setbacks lines, roadways, zoning ordinances, easements and rights-of-way, if any, affecting the above-described property. (13) 308-B13.2-1-122

This is the same property conveyed to the Grantor Herein by deed of Gordon Carter dated November 8, 1979, and recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1115, Page 307, November 9, 1979.

As a part of the consideration herein, the grantees specically assume and agree to pay that certain mortgage in favor of Fidelity Federal Savings and Loan Association in the principal amount of 39,450.00, assigned to South Carolina State Housing Authority by assignment dated November 9, 1979, recorded in Mortgage Book 1487, Page 675, and having a present principal balance due thereon of \$39,288.52.

This is that same property conveyed by deed of Nelda Barrier to Mary Hammock and Jackie Lee Hammock dated June 27, 1980 and recorded June 30, 1980 in deed Volume 1128 at page 390 in the RMC Office for Greenville County, South Carolina.

which has the address of 6350 White Horse Rd., Greenville, S.C. 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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