



MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 35,097.04

THIS MORTGAGE is made this 1st day of March 1984, between the Mortgagor, Sandra K. May (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 Sixty Seven Thousand One Hundred Eighty Four and 40/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 1, 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 March 10, 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 lot of land in the County of Greenville, State of South Carolina, in Chick Springs Township, being a portion of 4.013 acres as shown on plat of Leora Seggebruch in plat book 7-1 at page 33 and being more fully shown as lot 5, on plat for Enrique Vazquez by Webb Surveying & Mapping Co., dated Feb. 1978 and recorded in plat book 9-N, page 72 and having according thereto, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Hall Road at the corner of lot 4 conveyed to W. I. Harkins and running thence along Harkins S. 30-19 W. 334.68 feet to an iron pin; thence along Hampton Avenue Baptist Church N. 58-32 W. 80 feet to an iron pin; thence N. 30-19 E. 331.21 feet to an iron pin on the southern side of Hall Road; thence with Hall Road, S. 59-36 E. 80 feet to the point of beginning.

This is that same property conveyed by deed of Enrique Vazquez to Sandra K. May dated April 1, 1983 and Recorded April 1, 1983 in deed Volume 1185 at Page 472 in the RMC Office of Greenville County, South Carolina.

which has the address of 30 Hall Road Greenville, SC 29609 (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.

Vertical stamp on the right margin with numbers 0, 6, 4, 0.

Vertical stamp on the right margin with number 2328.