



MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 3,591.52

THIS MORTGAGE is made this 7th day of March 1984, between the Mortgagor, Jannie K. Hendren AKA Jannie K. Strickland (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 Four Thousand Four Hundred Ninety Eight And 56/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 7, 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 20, 1987

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 of that lot of land in the County of Greenville, State of South Carolina, shown as Lot # 8 on plat of Sharon Park, recorded in the R.M.C. Office for Greenville County in Plat Book EE at Page 129, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the southern side of Sharon Drive at the corner of Lot # 9, and running thence S 14-40 E. 153.6 feet to an iron pin; thence S 77-17 W, 45 feet to an iron pin; thence N. 45-25 W, 88.5 feet to an iron pin; thence N 14-40 W, 77 feet to an iron pin on Sharon Drive; thence with Sharon Drive N 75-20 E, 97 feet to the point of beginning.

This is the same property conveyed to the Grantor herein by deed of Robert A. Burns and Brenda E. Burns dated May 30, 1973 and recorded in the R.M.C. Office for Greenville County in Deed Book 975 at Page 677 on May 31, 1973. This conveyance is made subject to any and all existing reservations, easements, right-of-way, zoning ordinances and restrictions or protective covenants that may appear of record, on the recorded plat(s) or on the premises.

This is the same property conveyed by deed of Richard A. Ballenger unto James S. and Jannie K. Strickland AKA Jannie K. Hendred dated 9-27-77, recorded 9-29-77 in Volume 1065 at Page 829 of the G.M.C. Office for Greenville County, Greenville, S. C.

This is the same property by deed of James K. Strickland (One Half undivided interest) to Jannie K. Strickland AKA Jannie K. Hendren dated 11-19-80 in Volumn 1137 Page 566 of the RMC Office for Greenville County, Greenville, S. C.

which has the address of 307 Derwood Circle, Greenville, S. C. 29611 (City) (herein "Property Address"); [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 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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