

1651 1569

# MORTGAGE

REC'D  
MAR 30 1984  
S.C.

THIS MORTGAGE is made this 26th day of March, 1984, between the Mortgagor, STEVEN G. COLLINS and CAROL W. COLLINS (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 Seventy-Five Thousand and No/100 (\$75,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 26, 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 April 1, 2014.

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 with the buildings and improvements thereon, lying and being on the northerly side of Red Fox Court, near the City of Greenville, S.C., being known and designated as Lot No. 43 on plat entitled "Final Plat Revised, Map No. 2, Foxcroft, Section 11" as recorded in the RMC Office for Greenville County, S.C., in Plat Book 4N, pages 36 and 37, and also shown on plat entitled "Property of Steven G. Collins and Carol W. Collins" dated March 15, 1984 and having, according to said more recent plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Red Fox Court, said pin being the joint front corner of Lots 43 & 44, and running thence with said street N. 89-05 W. 69 feet to a point; thence still with said street, N. 84-43 W. 69 feet to an iron pin; thence turning and running with the common line of Lots 42 and 43, N. 7-36 E. 165.4 feet to an iron pin; thence turning and running S. 86-54 E. 112.8 feet to an iron pin; thence turning and running with corner line of Lots 43 and 44, S. 1-04 E. 165.3 feet to the point of beginning.

Derivation: Cothran & Darby Builders, Inc. Deed Book 994, at Page 541, recorded March 1, 1974

STATE OF SOUTH CAROLINA  
RECORDING COMMISSION  
DOCUMENTARY  
STAMP  
TAX  
30.00  
MAR 31 04  
2014

GCTO -----3 MR30 84 022 7.00CD

which has the address of 8 Red Fox Court, Greenville, SC 29615 (Street) (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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4328-RV-2