

FILED
APR 20 1984
S. CAROLINA

MORTGAGE

THIS MORTGAGE is made this 8th day of March 1984, between the Mortgagor, Boyd L. and Linda B. Rosa (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 Sixteen Thousand Nine Hundred Fifty Eight and 76/100 (16,958.76) Dollars, which indebtedness is evidenced by Borrower's note dated March 8, 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 20, 1991;

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 situate, lying and being on the Southern side of Leland Circle in Greenville County, South Carolina, being shown and designated as Lot No. 8 on a plat of the Property of Walter J. Farr, recorded in the RMC Office for Greenville County, S. C., in Plat Book FF, page 473, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the Southern side of Leland Circle, at the joint front corners of Lots Nos., 7 and 8 and running thence with the line of Lot No. 7, S. 7-10E., 165.9 feet to an iron pin at the corner of Lot No. 9; thence with the line of said Lot, S. 82-50 W., 185 feet to an iron pin on the eastern side of Leland Circle; thence with the curve of said side of Leland Circle in a Northeasterly direction, 15 feet to an iron pin on the Southern side of said Circle, thence continuing with the Southern side of Leland Circle, N. 68 E., 176.3 feet to an iron pin, the beginning corner.

DERIVATION CLAUSE:

This is the same property conveyed by W. D. Shedd to Boyd Louise and Linda B. Rosa by deed dated 7-19-64, recorded 7-24-68, in Deed Book 849 at Page 98.

which has the address of 100 Leland Circle, 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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