



MORTGAGE

Documentary Stamp or figured on the amount financed: \$ 17,000.00

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THIS MORTGAGE is made this 5th day of March 1984 between the Mortgagor, James I Hunter and Shirley Ann Hunter (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 Thirty Six Thousand, Four Hundred Fifty Eight and 40/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 5, 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 15, 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 certain piece, parcel or lot of land with the building and improvements thereon, lying and being on the southerly side of Gary Avenue, near the City of Greenville, S. C., and being designated as Lot No. 15 on plat entitled "Map No. One Cunningham Estates" as recorded in the RMC Office for Greenville County, S.C., in Plat Book BBB, page 118 and having, according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the southerly side of Gary Avenue, joint front corner of Lots 14 and 15 and running thence along the common line of said lots S 5-20 W 165 feet to an iron pin in the line of Lot 36; thence along the line of Lots 36 and 35 N 84-40 W 120 feet to an iron pin, joint rear corner of Lots 15 and 16; thence along the common line of said lots N 5-20 E. 165 feet to an iron pin on the southerly side of Gary Avenue; thence along said Avenue S 84-40 E 120 feet to an iron pin, the point of beginning.

For deed into grantor, see Deed Book 944, page 498.

For restrictions applicable to this subdivision, see Deed Book 809, page 273.

This conveyance is subject to all setback lines, roadways, easements and right of ways, if any, affecting the above described property.

This is the same property conveyed by deed of P & W Constructor, Inc. unto James I and Shirley Ann Hunter, dated 8/28/72, recorded 8/28/72, in volume 953 at page 306 of RMC Office for Greenville County, Greenville, SC

which has the address of 22 Gary Avenue, Taylors, SC 29687 (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 seized 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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