



MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 57,403.70

THIS MORTGAGE is made this 23rd day of March 19. 84., between the Mortgagor, Barbara Kahn American Federal, F.S.B., a corporation organized and existing under the laws of The United States of America, whose address is 101 East Washington Street, Greenville, South Carolina.

WHEREAS, Borrower is indebted to Lender in the principal sum of One Hundred Twelve Thousand Three Hundred Thirty Three and 20/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 23, 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, 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, situate, lying and being in the County of Greenville, State of South Carolina, on the western side of St. Augustine Drive, near the City of Greenville, being shown as Lot No. 13 on plat of Pelham Estates recorded in Plat Book PPP, at Pages 28 and 29, in the RMC Office for Greenville County, South Carolina.

This is that same property conveyed by deed of Margaret R. Whaley to Barbara Kahn dated September 12, 1977 and recorded September 12, 1977 in deed Volume 1064 at Page 641 in the RMC Office for Greenville County, South Carolina.

which has the address of 107. Saint Augustine Drive Greenville, SC. 29615 (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 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.

