

MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 9,057.64

THIS MORTGAGE is made this 16th day of March 1984 between the Mortgagor, Kenneth J. Jones and Ruby V. Jones (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 Nine thousand, fifty-seven and 64/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 16, 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, 1993

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 piece, parcel or lot of land situate, lying and being in the City and County of Greenville, State of South Carolina, on the western side of Oakland Drive, and having according to plat of the Property of Ruby V. Joens Made by C. C. Riddle, Surveyor, in January 1955, the following metes and bounds, to-wit:

BEGINNING at a point in the center of Oakland Drive and running thence S. 66-48 W. 20 feet to an iron pin on the western side of Oakland Drive; thence running with the line of property of Thomas Q. Vaughn S. 66-48 W. 307.1 feet to an iron pin; thence S. 27-50 E. 90 feet to an iron pin; thence with the line of property of O. K. Vaughn N. 66-48 E. 307 feet to an iron pin on the western side of Oakland Drive; thence N. 66-48 E. 20 feet to the center of Oakland Drive; thence with the center line of Oakland Drive N. 27-45 W. 90 feet to the point of beginning.

This is that same property conveyed by deed of Ruby V. Jones to Kenneth J. Jones, dated 6/27/55, recorded 6/28/55, in Deed Volume 528, at Page 347, in the RMC Office for Greenville County, South Carolina.

which has the address of 112 Oakland Dr, Greenville SC 29607 (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.

524

21A019