



**MORTGAGE** Documentary Stamps are figured on the amount financed: \$ 3,055.24

THIS MORTGAGE is made this 20 day of March 1984 between the Mortgagor, Nathaniel Boston and Carrie J. Boston (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 Three Thousand Seven Hundred Eighty Seven and 20/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 20, 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 5, 1987;

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 in the City and County of Greenville, State of South Carolina, on the northern side of Hall Street, and being known and designated as a portion of Lots Nos 1 and 2 on plat for the property of Sumlar Hall; recorded in the R. M. C. Office for Greenville County in Plat Book "C" at page 89; and also being known as the property of Jerry Boston and Josephine Boston by plat of R. K. Campbell, dated April 2, 1968; recorded in the R. M. C. Office for Greenville County in Plat Book "XXX" at page 101, and having according to the latter plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Hall Street, joint front corner of Lots Nos. 2 and 3 and running thence with the common line of said lots N. 22-38 W. 125.6 feet to an iron pin; thence with the rear line of Lot no. 2, N. 67-22 E. 60 feet to an iron pin; thence with the common line of Lots Nos. 1 and 2 S. 22-38 E. 125.6 feet to an iron pin on the northern side of Hall Street; thence with said street S. 67-22 W. 60 feet to an iron pin; the point of beginning.

BEING the same property conveyed by Julius Kilgore to Jerry Boston and Josephine Boston by deed dated April 4, 1968; recorded April 5, 1968 in Deed Volume 841 at page 409, Office of the R. M. C. for Greenville County.

BEING the same property conveyed by Jerry Boston to Raymond Boston by deed dated January 24, 1973; recorded February 6, 1973 in Deed Volume 966, at page 561, Office of the R. M. C. for Greenville County.

THIS property is reflected as being in Tax District 519-201-1-27.4

THIS conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements and right of ways appearing on the property and/or of recorded.  
(continued on back)

which has the address of 34 Hall Street Greenville South Carolina 29607 (herein "Property Address");  
(Street) (City) (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.

