



Documentary Stamps are figured on the amount financed: \$ 3,711.80

MORTGAGE

THIS MORTGAGE is made this 2nd day of April 1984, between the Mortgagor, Nina H. Whitaker (herein "Borrower"), and the Mortgagee, American Federal Bank, 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 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Five Thousand Sixty Four dollars and 48/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 2, 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 15, 1988

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 lot land in Greenville County, State of South Carolina, situate on the Southwestern side of East Circle Avenue, in the City of Greenville, being shown as part of lots 38 and 39 on a plat of Eastlake, recorded in Plat Book G at page 229, and being more fully described as follows:

BEGINNING at an iron pin 30 feet Southeast of the joint front corner of Lots 39 and 40, on the East Circle Avenue, and running thence along the Southwestern side of East Circle Avenue, S. 52-45 E. 72.7 feet to an iron pin; thence S. 37-15 W. 193.4 feet to a pin; thence N. 45-10 W. 73.42 feet to pin; thence N. 37-15 E. 183.7 feet to the Beginning corner.

This is that same property conveyed by deed of Iris H. Whitaker to Nina H. Whitaker in deed Volume 686 at Page 374 dated Nov 13, 1961 and recorded Nov 16, 1961 in the RMC Office for Greenville County South Carolina.

which has the address of 12 East Circle Avenue 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.

