



Documentary Stamps are figured on the amount financed: \$ 6,339.98

MORTGAGE

THIS MORTGAGE is made this 12th day of April 1984 between the Mortgagor, Dennis K. and Gail K. Cook (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 eight thousand three hundred forty seven and 20/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 12, 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 May 12, 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 piece, parcel, or lot of land in the County of Greenville, City of Greenville, State of South Carolina, on Cureton Street, being shown and designated as Lot No. 10, on plat of Kanatenah, recorded in the RMC Office for Greenville County, S.C., in Plat Book "F", at Page 131, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at a point in a 4 foot sidewalk on the southerly side of Cureton Street, joint front corner of Lots Nos. 10 and 11, and running thence with the joint lines of said lots, S. 26-30 E. 127.2 feet to an iron pin; thence S. 63-35 W. 60 feet to an iron pin, joint rear corner of Lots Nos. 1, 2, 9, and 10; thence with the joint lines of Lots Nos. 9 and 10, N. 26-30 W. 119.6 feet to an x in sidewalk on the southerly side of Cureton Street; thence with the southerly side of Cureton Street, N. 56-21 E. 60.5 feet to the point of BEGINNING.

The within conveyance is subject to restrictions, utility easements, rights of way, zoning regulations, and other matters as may appear of record, on the recorded plats, or on the premises.

The within is the identical property conveyed to the grantor by deed of Lois P. Combs, recorded 8 June 1971, RMC Office for Greenville County, S.C. in Deed Book 917, at Page 374.

This is that same property conveyed by deed of Mary S. Tripp to Dennis K. Cook and Joyce Gail Cook, dated 7-2-79, recorded 7-2-79, in Volume 1105, at Page 944, in the RMC Office for Greenville County, S.C.

which has the address of 102 Cureton Street Greenville, South Carolina 29605 (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.

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