



MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 11,058.44

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THIS MORTGAGE is made this thirteenth day of April 1984 between the Mortgagor, Claudia B. Harbit (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 Sixteen thousand, seven hundred and forty-one dollars and 44/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 13, 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, 1990.

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 lot of land situate on the Northern side of Pinckney St. City of Greenville, County of Greenville, State of South Carolina, being shown as Lot No. 3 on a plat of the property of W. P. McBee Estate, dated May 16, 1902, recorded in Plat Book A at page 83 in the RMC Office for Greenville County and having according to the said plat the following metes and bounds TO WIT:

BEGINNING at an iron pin on the Northern side of Pinckney St. at the joint front corner of Lot 2 and Lot 3 and running thence with Lot 2 N. 39 1/2 E 141 feet to an iron pin at the joint rear corner of Lot 2 and Lot 3; thence N. 33 1/2 W. 67 1/2 feet to an iron pin at the joint rear corner of Lot 3 and Lot 4; thence with Lot 4 S. 39 1/2 W. 160 Feet to an iron pin on Pinckney Street; thence with said street S. 50 1/2 E. 65 feet to the point of beginning.

This is that same property conveyed by deed of Katherine P. Wysong to Claudia B. Harbit, dated July 18, 1972, recorded July 19, 1972, in Volume 949, at Page 300, in the RMC Office for Greenville County.

which has the address of 5 Pinckney St., Greenville, South Carolina 29601 (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.

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