



Documentary Stamps are figured on the amount of \$10,058.04

# MORTGAGE

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THIS MORTGAGE is made this 25TH day of April 1984 between the Mortgagor, Terrance L Krueger (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, 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 Twelve thousand four hundred ninty three and 08/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 25, 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 15, 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, situate, lying, and being in the State of South Carolina, County of Greenville, Town of Mauldin, on the western side of Oak Park Drive and known and designated as Lot No. 14, of a subdivision known as Parkwood, Section 1, plat of which is recorded in the RMC Office for Greenville County S.C. in Plat Book "4 F", at page 22, said lot having such metes and bounds as shown thereon.

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 heretofore conveyed to the grantor by deed of Gwain Gordon Waters and Nancy P Waters, dated 24 April 1974, recorded 25 April 1974, RMC Office for Greenville County, S.C. in Deed Book 997, at Page 744.

As a part of the consideration grantee assumes and agrees to pay the balance due on that certain mortgage to Cameron Brown Company, in the original sum of \$20,950.00, recorded in the RMC Office for Greenville County, S.C., in Mortgage Book 1181, at page 147, the balance due thereon being the sum of \$19,944.90, as of 1 July 1976.

Grantor hereby transfers and assigns to grantee the escrow in connection with the above loan.

This is the same property conveyed by deed of Courtney P Holland unto Terrance L Krueger, dated July 9, 1976 recorded July 12, 1976 in volume 1039 at page 438 of the RMC Office for Greenville County, Greenville, S.C.

which has the address of 118 Oak Park Drive Mauldin S.C. 29662 (herein "Property Address");

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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.

