

S.C. Doc. Stamps figured
on amount financed

\$12,000.00

MORTGAGE

VOL 1662 PAGE 769

FILED
GREENVILLE, S.C.
MAY 15 2 45 P.M. '84

THIS MORTGAGE is made this 7th day of May,
1984, between the Mortgagee, OLIVIA P. HENDERSON
(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 Twenty-three thousand seven hundred and twenty dollars and 20/100 (23,017.20) Dollars, which indebtedness is evidenced by Borrower's note dated May 7, 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 20, 1994.

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 situate, lying and being in the State of South Carolina, County of Greenville, in the Town of Simpsonville, being shown and designated as Lot No. 3 on a plat entitled "Property of Rosie G. Moore," prepared by C. O. Riddle, dated April 1955, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern edge of South Sunset Drive and running thence along said Drive S. 59-50 W. 80 feet to an iron pin at the corner of Lot No. 4; thence in a Southerly direction with Lot No. 4, 137.9 feet to iron pin on the Harrison line; thence N. 59-50 E. 80 feet to a point on the line of a small triangular lot of Rosie G. Moore; thence with said triangular lot in a Northerly direction 137 feet, more or less, to the point of beginning.

The above described property is the same property conveyed to David R. Henderson and Olivia P. Henderson by deed of John A. Todd and Carolyn Hughes Todd dated July 30, 1966 and recorded in the RMC Office for Greenville County, South Carolina, August 1, 1966 in Deed Book 803, Page 161 and the same property conveyed to Olivia P. Henderson by deed of David R. Henderson dated May , 1984, and recorded in the RMC Office for Greenville County, South Carolina, in Deed Book , Page .

ALSO: ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, in the Town of Simpsonville, located on the south side of Sunset Drive and having, according to a survey and plat made by C. O. Riddle, Surveyor on March 25, 1958, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Sunset Drive at corner of Lot No. 3 and running thence along line of Lot No. 3, S. 30-10 E. 137.9 feet to an iron pin on Abbott line; thence along Abbott line N. 59-50 E. 59.2 feet to an iron pin, corner of Lot No. 1; thence along rear lines of Lots Nos. 1 and 2, N. 53-25 W. 150 feet to the beginning corner on Sunset Drive, being triangular in shape.

The above described property is the same property conveyed to David R. Henderson and Olivia P. Henderson by deed of John A. Todd dated February 9, 1968 and recorded in the RMC Office for Greenville County, South Carolina, on February 12, 1968 in Deed Book 837, Page 461 and the same property conveyed to Olivia P. Henderson by deed of which has the address of Sunset Dr., Simpsonville,

S.C. 29681 (herein "Property Address");
[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 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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