

FILED GREENVILLE CO. S.C. MORTGAGE

MAY 15 3 22 PM '84

THIS MORTGAGE is made this 15th day of May 1984, between the Mortgagor, Mary Jane Jones (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL BANK, F.S.B., a corporation organized and existing under the laws of United States of America, whose address is P. O. Box 1268 Greenville, SC 29602 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of FOURTEEN THOUSAND AND NO/100ths Dollars, which indebtedness is evidenced by Borrower's note dated May 15, 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, 1994

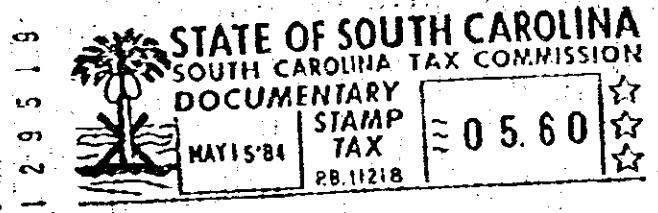
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 lot of land in said State and County, in the City of Greer, in Chick Springs Township, being shown and designated as Lot Number 161 of the H. P. McManus property, according to a survey and plat by H. S. Brockman, Surveyor, dated January 21, 1959, recorded in Plat Book )) at Page 264 in the RMC Office for Greenville County and having such metes and bounds as appear by reference to said plat.

ALSO, all that lot of land in said State and County, being a small strip of Lot 162-A, as shown on a plat of the Property of John R. and Arsula M. Gilstrap and Arlene R. & Evelyn F. Coggins, dated February 5, 1963 by H. S. Brockman, Surveyor, having the following metes and bounds:

BEGINNING at an iron pin on Overbrook Drive, joint corner with other property of Henry L. Kelly, and running with said street, N. 75-39 E. 16.86 feet to an iron pin; thence S. 12-50 W. 235.6 feet to an iron pin; thence N. 45-18 W. 17.6 feet to an iron pin; thence N. 12-50 E. 218.7 feet to the point of beginning.

THIS is the identical property conveyed to the Mortgagor by deed of Henry L. Kelly to be recorded of even date herewith.



2 MY1584 1512

115 Overbrook Dr., Greer, SC 29651 which has the address of (Street) (City) (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.

4 2001

0 7 3 9

1328