



**MORTGAGE** Documentary Stamps are figured on the amount financed: \$ 11,008.44

THIS MORTGAGE is made this 9th day of May 1984, between the Mortgagor, Ruth W. Long, Cathy Rich and Lisa H. Rich AKA Lisa A. Long and Lisa L. Plumley (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 Fifteen thousand, four hundred, sixty-six and 20/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 9, 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, 1989.

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 of my undivided interest in and to all that certain piece, parcel or lot of land lying and being in the Austin Township, Greenville County, State of South Carolina, being known and designated as Lot No. 114 in the subdivision known as Eastdale Subdivision, plat of said subdivision being recorded in the Greenville County RMC Office and being more fully described as follows:

Beginning at an iron pin on the south side of Elm Drive, joint corner with Lot No. 113 and running thence along side lots, S. 15-12 W. 173.6 feet to an iron pin; thence S. 71-49 E. 120.1 feet to an iron pin; thence N. 15-12 E. 179.8 feet to an iron pin on Elm Drive; thence along said drive, N. 74-48 W. 120 feet to the point of beginning, and being the same property conveyed to the grantor herein by deed of Florrie E. Greer and William J. Greer recorded May 12, 1965 in the RMC Office for Greenville County in Deed Book 773, Page 211.

This conveyance is made subject to existing restrictions, easements and rights of way of record and to that certain mortgage of real estate given to The Prudential Insurance Company of America recorded in the RMC Office for Greenville County in Mortgage Book 1000, Page 128 and being in the original amount of \$15,300.00.

This is that same property conveyed by deed of William J. and Florrie E. Greer to Cecil W. Long and Ruth W. Long, dated May 12, 1965, recorded May 12, 1965, in volume No. 773 at page 211 of the RMC Office for Greenville County, SC.

This is also that same property conveyed by deed of Cecil D. Long (his undivided interest to Kathy L. Rich and Lisa A. Long) dated September 29, 1981 and recorded September 30, 1981 in Deed Volume 1155 at page 971 in the RMC Office for Greenville County, SC.

which has the address of 310 Elm Drive Mauldin, South Carolina 29662 (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.

6 000 3  
1A01