

Return to River Bend

VOL 1065 PAGE 510

MORTGAGE

THIS MORTGAGE is made this 30th day of May 1984 between the Mortgagor, Karl B. Kelly and Debra W. Kelly (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").

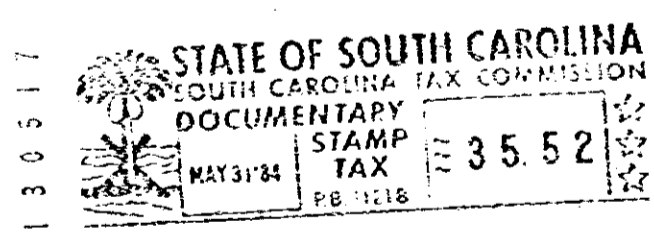
WHEREAS, Borrower is indebted to Lender in the principal sum of Eighty-Eight Thousand, Eight Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated May, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 2014

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 on the southern side of Riverbend Road in Greenville County, South Carolina, as shown on plat prepared by F. E. Bruce Co. for Karl B. Kelly dated May 28, 1984, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 10-0 at Page 21 and having according thereto the following metes and bounds, to-wit:

BEGINNING at a new railroad spike in the center of Riverbend Road and running thence N. 74-26-00 E. 225.85 feet to a point in the center of said road at the joint front corner of property of Leonard J. Hall; thence running with the common line of Hall property S. 14-04-00 E. 578.90 feet to a point at the joint rear corner of Hall property; running thence S. 73-18-07 W. 224.85 feet to a new iron pin at the joint rear corner of property now r formerly of Joe C. Poole; running thence with the common line of Poole property N. 14-10-24 W. 583.44 feet to the point of beginning.

This is a portion of the same property conveyed to the mortgagors herein by deed of Joe C. Poole recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1191 at Page 211.



which has the address of... Route 5, Riverbend Road Greenville, South Carolina 29609 (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.

SCTO -----5 MY31 84 043 S.OCC1

510

4328-W-2