



Documentary Stamp are figured on the amount financed \$ 10,298.91

# MORTGAGE

VOL 1667 PAGE 667

THIS MORTGAGE is made this seventh day of May 1984 between the Mortgagor, Larry D. and Shirley R. Hall (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 ten thousand, two hundred ninety eight 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 7, 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 that piece, parcel or lot of land situate, lying and being on the western side of Driftwood Drive in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 40 on a plat entitled "Property of Wm. R. Timmons, Jr." prepared by C.O. Riddle, Dated July, 1967, recorded in the RMC Office for Greenville County, S.C., in Plat Book 000 at Page 193 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Driftwood Drive at the joint front corner of Lots Nos. 39 and 40 and running thence with the line of Lot No. 39, S. 75-08W. 531.2 feet to an iron pin on the eastern side of a County Road; thence with the eastern side of said County Road S. 3-37 W. 236.6 feet to an iron pin at the joint rear corner of Lots Nos. 40 and 41; thence with the line of Lot No. 41, N. 75-08 E. 598.1 feet to an iron pin on the western side of Driftwood Drive; thence with the western side of Driftwood Drive the following courses and distances: N. 9-26 W. 83.6 feet to an iron pin and N. 14-52 W. 141.4 feet to the point of beginning.

This being the same property conveyed to the Grantors herein by deed of David Samuel Zeeman and Linda E. Zeeman recorded July 5, 1977, in the RMC Office for Greenville County, S.C., in Deed Book 1059 at Page 867.

This conveyance is made subject to any and all existing reservations, easements, rights of way, zoning ordinances and restrictions or protective covenants that may appear of record, on the recorded plat(s) or on the premises.

This is the same property conveyed by Deed of Charles E. Breunig and Betty J. Breunig unto Larry D. Hall and Shirley R. Hall, dated March 26, 1984 recorded March 27, 1984, in the RMC Office for Greenville County, South Carolina, volume 1208 page 963.

which has the address of Route 1, Driftwood Drive, Piedmont, SC 29673 (herein "Property Address");

400 3 1A01

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.

