



**MORTGAGE** Documentary Stamps are figured on the amount financed: \$ 26,039.74

THIS MORTGAGE is made this 24th day of May, 1984 between the Mortgagor, Lawrence V. Schilz and Florence M. Schilz (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 Forty nine thousand five hundred eighty five and 20/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 24, 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 City of Greenville, South Carolina, on the Northwestern side of Inglewood Drive (formerly Olwell Avenue) in a subdivision known as Croftstone Acres, being known and designated as Lot No. 14, Section E. of said subdivision, and being as shown on a plat of a revised portion thereof prepared by Piedmont Engineering Service, Greenville S. C. dated August 8, 1950, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book Y at Page 91. According to said plat, the within conveyed premises have the following metes and bounds, courses and distances, to-wit:

BEGINNING at an iron pin on the Northwestern side of Inglewood Drive (formerly Olwell Ave. ) at the joint front corner of Lots Nos. 13 and 14, Section E, and running thence along the common line of lots N. 46-20 W. 122.2 feet to an iron pin in the Southern line of Lot No. 2; thence along the common line of Lots Nos. 1, 2, and 14, Section E. N. 54-51 E. 190.6 feet to an iron pin on the Northwestern side of Inglewood Drive (formerly Olwell Ave), the joint front corner of Lots Nos. 1 and 14, Section E; thence along the Northwestern side of said Drive along a curved portion thereof as follows: S. 17-35 E. 36 feet to a point; thence S. 1-18W. 53.6 feet to a point; thence S. 28-42W. 72.4 feet to a point; thence S. 43-40 W. 60 feet to the beginning corner.

This is that same property conveyed by deed of Judson O. Jones and Ann P. Jones to Lawrence V. Schilz and Florence M. Schilz, dated 2-5-76, recorded 2-5-76, in volumel031 at page 234 of the RMC Office for Greenville County, SC.

which has the address of 17 Inglewood Drive Greenville, SC 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.

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