



Documentary Stamps are figured on the amount financed: \$ 10,558.24

MORTGAGE

VCL 1339 PAGE 885

THIS MORTGAGE is made this 19th day of May 1984 between the Mortgagor, Freddie Louise Griffin

(herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION 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 twenty thousand, one hundred, sixty nine & 60/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 19, 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, 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 near the city of Greenville, in the county of Greenville, state of South Carolina, being known and designated as Lot No. 50 on plat of New Furman Heights, recorded in the R.M.C. Office for Greenville County in plat book EE page 75, and having according to said plat the following metes and bounds, courses and distances to-wit:

Beginning at an iron pin on the southern side of Ruby Drive, the front joint corner of Lots 49 and 50, and running thence with the joint line of said lots S. 5-41 W. 175 feet to an iron pin; thence S. 84-30 E. 80 feet to an iron pin; thence N. 5-41 E. 175 feet to an iron pin on the southern side of Ruby Drive; thence with the southern side of said Street N. 84-30 W. 80 feet to the beginning corner.

This is the same lot conveyed to James C. Griffin by Alline O. Cannon by deed dated May 6, 1955 and recorded in Deed Volume 524 Page 532.

James C. Griffin died testate leaving said property to Freddie Louise Griffin as would more freely appear in Greenville County Probate Court Apt. #1202 File 10.

which has the address of 107 Ruby Drive 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 seized 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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