



Documentary Stamps are figured on the amount financed: \$ 4,281.63

# MORTGAGE

THIS MORTGAGE is made this... twenty fourth... day of... May... 19. 84., between the Mortgagor, Kendall Ray and Deborah McCroskey (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 five thousand six hundred forty three 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 June 1, 1988

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 in the County of Greenville, State of South Carolina, situate, lying and being on the eastern side of Tazewell Drive and being known and designated as Lot No. 28 of RICHMOND HILLS Subdivision, Section 3, plat of which is recorded in the RMC Office for Greenville County in Plat Book JJJ at Page 81 and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the eastern side of Tazewell Drive, joint front corner of Lots 28 and 29 and running thence with the common line of said Lots, N. 73-51 E. 160 feet to an iron pin; thence with the rear line of Lot 28, N. 16-09 W. 140 to an iron pin; thence with the common line of Lots 27 and 28, S.56-08 W. 166.2 feet to an iron pin on the eastern side of Tazewell Drive; thence with said Drive, S.27-05 E. 58.6 feet to an iron pin; thence continuing with said Drive, S.16-09 W. 40 feet to the point of beginning.

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights-of-ways appearing on the property and/or of record.

This is the same property as that conveyed to the grantor herein by deed from Leon Moody recorded in the RMC Office for Greenville County in Deed Book 798 at Page 494 on May 19, 1966.

The mailing address of the grantee is Route 6, Tazewell Drive, Greenville, SC.

This is the same property conveyed by Deed of James H. Mullinax unto Kendall Ray & Deborah H. McCroskey, dated October 5, 1976 recorded October 6, 1976, in the RMC Office for Greenville County South Carolina, volume 1044 page 140.

which has the address of Rt. 3, 4 Tazewell Dr., Greenville, SC 29611 (Street) (City) (herein "Property Address"); (State and Zip Code)

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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