

FILED
GREENVILLE, S.C.
JUN 30 9 23 AM '84

MORTGAGE

THIS MORTGAGE is made this 29th day of June 1984 between the Mortgagor, R. Keith Greene and Mary H. Greene (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL BANK, FSB

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-three thousand and no/100ths (\$83,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 29, 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 July 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 piece, parcel or lot of land, with all improvements thereon or hereafter constructed thereon, situate, lying and being on the northeastern side of the cul-de-sac of Ryan Street in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 36 on Plat of Edwards Forest, Section V, prepared by C.O. Riddle, Surveyor, dated June 6, 1973 recorded in Plat Book 4X at Page 50 and being described more particularly according to a more recent plat recorded herewith, to wit:

BEGINNING at an iron pin on the northern side of the cul-de-sac of Ryan Street at the joint front corner of Lots 35 and 36 and running thence with the joint line of said lots N 17-10 E, 140.40ft. to an iron pin at the joint rear corner of said Lots; thence along the rear line of Lot No. 36 N 83-42 E, 84.07feet to an iron pin; thence S 58-10 E, 23.85feet to an iron pin at the joint corner of Lots 36 and 40; thence along the common line of said lots, S 17-48 E 104.10 feet to an iron pin at the joint corner of Lots 36, 39 and 40; thence along the common line of Lots 36 and 39, S 38-31 W 89.18 feet to an iron pin at the joint rear corner of Lots 38 and 39; thence along the common line of Lots 36 and 38, S 41-32 W 90.05 feet to an iron pin at the joint rear corner of Lot 37 and 38; thence along the common line of Lot 36 and 37, S 42-35 W, 75.00 feet to an iron pin at the joint front corner of said lots on the northeastern side of Ryan Street; thence along said street N 13-11 W, 34.79feet; thence N. 23-11 E, 50.59 feet to an iron pin on the cul-de-sac of said street; thence along the northeastern side of said cul-de-sac N 16-01 W, 83.6 feet to an iron pin at the joint front corner of Lots 35 and 36, the point of BEGINNING.

DERIVATION: Deed of James William Coughenour and Elizabeth W. Coughenour recorded July 3, 1984 in Deed Book 1216 at Page 180.

which has the address of 104 Ryan Street, Taylors, SC, 29687 (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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