



Documentary Stamps are figured on the amount financed: \$ 3,262.55

# MORTGAGE

THIS MORTGAGE is made this... thirty first... day of... May... 1984, between the Mortgagor, Dewey D. and Myra L. McKinney (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 four thousand, thirty four and 52/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 31, 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 10, 1987.

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 State of South Carolina, County of Greenville, and in Greenville Township, on the west side of Springfield Avenue, and being known and designated as Lot No. 24 of the property of James H. Campbell as shown on plat thereof made by C.C. Jones, Engineer, in June, 1951 and recorded in the RMC Office for Greenville County in Plat Book AA, at page 109, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the west side of Springfield Avenue at the corner of Lot No. 23, which point is 337 feet south of the intersection of Springfield Avenue with Florida Avenue Extension, and running thence along the line of Lot No. 23, 6. 69-42 W. 145.6 feet to an iron pin at the rear corner of Lot No. 25; thence along the line of Lot No. 25, N. 69-42 E. 154 feet to an iron pin at the corner of said Lot on the west side of Springfield Avenue; thence along the west side of Springfield Avenue, N. 20-18 W. 80 feet to the beginning corner; being a portion of the property conveyed to grantor corporation by James H. Campbell by his deed dated August 4, 1951 and recorded in the RMC Office for Greenville County in Vol. 447, at page 197.

The above described lot is shown on the Township Block Book at Sheet 249 Block 2, Lot 53, and the grantee is to pay taxes for the year 1952.

The grantee herein expressly assumes and agrees to pay a certain note and mortgage executed by the grantor on May 17th, 1952 in favor of First Federal Savings and Loan Association of Greenville, which mortgage is recorded in the RMC Office for Greenville County in Mortgage Book 530, at page 385, on which there is a balance due of \$8,000.00 as of this date.

This is the same property conveyed by Deed of Local Home Builders, Inc. unto Dewey D. McKinney, dated June 27, 1952 recorded July 14, 1952, in the RMC Office for Greenville County, South Carolina, volume 459 page 135.

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which has the address of 22 Springfield Avenue, Greenville, SC 29611 (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.