



MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 10,461.86

THIS MORTGAGE is made this 19 day of June, 1984, between the Mortgagor, Rebecca S. Bannister (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 Twenty thousand one hundred fifty-six and 40/100 (\$20,156.40) Dollars, which indebtedness is evidenced by Borrower's note dated June 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 July 15, 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 piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, being shown and designated as Lot No. 6 on the Plat entitled "Property of E. G. Whitmire, Jr", prepared by C. O. Riddle, R. L. S., dated October 24, 1972, and being more particularly described in accordance with said Plat, to-wit:

Beginning at a point in the edge of Rollingwood Drive, said point being the joint front corner of Lots 6 and 7 and running thence along the joint line of Lot 7, N. 0-11 E., 279.2 ft. to a point, said point being the joint rear corner of Lots 6 and 7; thence along the joint property line of Lot 5, N. 82-45 E., 276 ft. to a point; thence along the joint property line of E. G. Whitmire, Jr., S. 3-27 E., 256.6 ft., to a point in the edge of Rollingwood Drive; thence along the edge of said Drive, S. 79-48 W., 80 ft. to a point in the edge of Rollingwood Drive; thence continuing along the edge of said Drive, S. 78-00 W., 207 ft. to the point of beginning.

This is the same property conveyed unto Rebecca S. Bannister, dated 12-17-79, recorded 12-26-79, in Volume 1117 at page 900 of the RMC Office for Greenville County, Greenville, S. C.

which has the address of Rt. 2 Box 379B Simpsonville S.C. 29681 (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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