



MORTGAGE

VOL. 1674 PAGE 440
Documentary Stamps are figured on
the amount financed: \$ 7941.15

THIS MORTGAGE is made this 19th day of June 1984, between the Mortgagor, L.J. and Annie C. Cannon (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 Seven Thousand Three Hundred Twenty Four Dollars and 41/100 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 1, 1989

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 those pieces, parcels or lots of land situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, and being known and designated as Lots Nos. 46, 53, 54 and 55, Elizabeth Heights, as shown on plat dated May 1, 1956, prepared by Madison H. Woodward, which plat is of record in the RMC Office for Greenville County in Plat Book KK, page 11, reference to said plat being craved for a metes and bounds description thereof.

The above conveyance is made subject to any and all existing and recorded easements, rights of way and restrictions affecting said property.

This is the same property conveyed by Deed of Florence B. Pressley now Florence B. Sanders unto L.J. and Annie C. Cannon, dated May 10, 1974 reocrded May 13, 1974, in the RMC Office for Greenville, County, volume 998 page 763.

which has the address of Rt 13 Satterfield Dr. Greenville, S.C. 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.

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