



MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 3,198.77

THIS MORTGAGE is made this 15th day of June 1984, between the Mortgagor, Patricia Ann Monroe Keaton (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 three-thousand nine hundred forty-nine and 56/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 15, 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 20, 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 lot of land with the buildings and improvements thereon in the County of Greenville, State of South Carolina, and in Chick Springs Township, on the Eastern side of Hall Road and being known as Lot No. 3 on plat of property of E.W. Smith recorded in the RMC Office for Greenville, County in Plat Book I at page 152 and being described as follows:

Beginning at an iron pin on the Eastern side of Hall Road at the joint front corner of Lots Nos. 2 and 3, and running thence along the southern side of Lot No. 2, S. 59-3/4 E. 132 feet to an iron pin; thence S. 24 W. 70 feet to an iron pin, corner of Lot No.4; thence N. 59-3/4 W. with the line of Lot No.4, 132 feet to an iron pin on Hall Road; thence with the Eastern side of Hall Road, 70 feet to the point of beginning.

This is that same property conveyed by deed of Eugene D. Smith to Patricia Ann Keaton, dated 10-3-75, recorded 10-17-75, in volume 1026 at page 11 of the RMC Office for Greenville County, SC.

which has the address of 23 Hall Rd., Rt. 12, Greenville, SC 29609 (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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