



MORTGAGE Documentary Stamps are figured on the amount financed: \$ 11,095.12

THIS MORTGAGE is made this 9th day of July 1984 between the Mortgagor, Denise S. Mims (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 eleven thousand, ninety five and 12/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 9, 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, 1984

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, situate, lying and being in the State of South Carolina, County of Greenville, in the City of Greenville, at the southwern corner of the intersection of Ackley Street and Skyland Drive (formerly Bates Avenue) and known and designated as Lot No. 4 of a subdivision known as Dkyland Park, as shown on plat made by Dalton & Neves, Engineers, March, 1941, which plat is recorded in the R.M.C. Office for Greenville County in Plat Book L at Page 41, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at the joint Northeast corners of Lots Nos. 3 and 4 at a point on the Southern side of Ackley Street and running thence N. 64-24 E., 25 feet to an iron pin; thence in a Southeasterly direction following the curvature of Ackley Street, the chord of which curvature is S 72-16 E., 36.4 feet to a point on the west side of Skyland Drive; thence along the west side of Skyland Drive S. 28-56 E., 125.6 feet to the joint corner of Lots Nos. 4 and 5; thence along line of Lot No. 5., S. 64-24 W., 59 feet to the joint rear corner of Lots 3 and 4; thence along the line of Lot No. 3 N. 25-36 W., 150 feet to the point of BEGINNING.

This is the same property conveyed to the grantor herein by deed of Ella Mae Locke dated October 27, 1971 and recorded October 28, 1971, in Deed Book 928 at Page 464, R.M.C. Office for Greenville County, S.C.

This conveyance is made subject to restrictions, easements, and rights-of-way, if any, of record, and restrictions recorded in Deed Book 231 at Page 141.

This is that same property conveyed by deed of Floree Mims to Denise S. Mims, dated 5/18/84, recorded 5/23/84, in volume 1213, at page 196, in the R.M.C. Office for Greenville County, SC.

which has the address of 101 Ackley Rd Greenville, S.C. 29607 (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.

RECEIVED

8328

400 3 31A01