



MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 2,354.72

THIS MORTGAGE is made this 27th day of July 1984, between the Mortgagor, Maurine B. Shirley (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-nine hundred, forty-four and 44/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 27, 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 August 5, 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 on the southern side of East North Street in the City of Greenville, Greenville County, State of South Carolina, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on North Street, corner of Lot 3 and running thence S. 72-40 E. 200.7 feet to an iron pin; thence N. 13-16 E. 70 feet to an iron pin corner Lot No. 5; thence N. 69-50 W. 201.2 feet to an iron pin on North Street; thence with North Street S. 13-18 W. 80 feet to the beginning corner. Said lot being shown and designated as Lot 4 on plat of Overbrook Land Company recorded in Plat Book E, at page 251. Said premises being the same conveyed to the grantor by deed recorded in Deed Book 853 at page 285.

LESS HOWEVER: A strip of approximately 11 feet in width across the front of said lot which was taken for the purpose of widening East North Street.

Said property is conveyed subject to restrictions, easements and rights of way of record affecting said property.

This is that same property conveyed by deed of T. Ansel Putnam to Maurine B. Shirley, dated and recorded 7/22/69, recorded in Deed Volume 872, at Page 192, in the R.M.C. Office for Greenville County, South Carolina.

which has the address of 1316 E. North St., Greenville (Street) (City) SC 29607 (State and Zip Code) (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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