



MORTGAGE

Documentary Stamps are figured on the amount financed \$ 20,070.03

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THIS MORTGAGE is made this 7th day of August 1984 between the Mortgagor, Kenneth H. Tinsley and Edith B. Tinsley (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 Seventy and 03/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 7, 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 20, 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 in Greenville County, State of South Carolina, located on the West side of Selwyn Drive and the North side of Old Spartanburg Road, now East North Street and being the greater part of lot number TWENTY (20) on plat of Timberlake Subdivision, plat thereof made by Dalton & Neeves, July, 1955 and recorded in Plat Book BB page 185, Greenville County R.M.C. Office, less part taken for highway purposes and present lot shown on plat made for Kenneth H. & Edith B. Tinsley, by Freeland & Associates, land surveyors, dated 7/19/1976 and having the following courses and distances. to wit:

BEGINNING on the North side of East North Street or Old Spartanburg Road and running thence N. 05-44 W., 193.2 feet to old pin, corner of Lot No. 19; thence with Lot No. 19, N. 84-16 E., 240 feet to Selwyn Drive; thence with Salyn Drive, S. 05-44 E., 11.3 feet, S.05-16 W., 100 feet, S. 27-16 W., 63 feet to Spartanburg Road; thence with Spartanburg Road, S. 71-30 W., 101.6 feet; thence still with road S. 84-12 W., 44 feet; thence leaving road and running N. 10-00 W., 45 feet; thence S. 80-00 W., 20 feet; thence S. 10-00 E., 45 feet back to said road; thence with said road S. 67-15 W., 24.5 feet to the beginning corner. This is the greater part of the same conveyed to Allen Jervey Inglesby by deed book 662 page 150, Greenville County, R.M.C. Office, a life estate or re-marriage was conveyed to Merle Elizabeth Inglesby deed recorded in deed book 912 page 350 Greenville County R.M.C. Office, and remainder interest was conveyed in trust in instrument recorded in deed book 912 page 361 Greenville County R.M.C. Office, Merle Elizabeth Inglesby has re-married and is now Merle Elizabeth Huntington.

Property subject to restrictions of record.

All of the beneficiaries are under age (below 18) of the above trust, recorded in deed book 912 page 361, Greenville County R.M.C. Office.

This is that same property conveyed by deed of Allen Jervey Inglesby, Ind. and Trustee to Kenneth H. Tinsley and Edith B. Tinsley, dated July 22, 1976, recorded July 23, 1976, in Volume 1040 at Page 95 of the RMC Office for Greenville County, SC.

which has the address of 1 Selwyn Drive, Greenville, SC 29615

(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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