



MORTGAGE

VOL 1679 PAGE 484
Documents, Stamps are figured on
the amount financed: \$ 20,349.49

THIS MORTGAGE is made this 7th day of August 1984 between the Mortgagor, Billy Joe Whitaker (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 Two hundred Forty Nine and 49/100 (\$20,249.49) 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 in 120 installments

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 in Greenville Township, Greenville County, State of South Carolina, on the North side of Wilbanks Street, near the City of Greenville, being Lot #5 of a subdivision of Lot #32 as shown on plat of the Earle Subdivision made by R.E. Dalton in May 1922, recorded in Plat Book F, at page 77, and described as follows:

BEGINNING at a stake on the North side of Wilbanks Street 114.2 feet West from the Old White Horse Road at corner of Lot #4 and running thence with the line of lot #4, 3, 2, and 1, N. 10-15 E. 200 feet to a stake in line of lot #33; thence with line of said lot S. 79-45 W. 50 feet to a stake at corner of Lot #6; thence with line of said lot, S. 10-15 W. 200 feet to a stake on Wilbanks Street; thence with the Northern side of Wilbanks Street N. 79-45 E. 50 feet to the beginning corner.

This conveyance is made subject to easements, restrictions of record and on the premises.

This is that same property conveyed by deed of Mary E. Whitaker to Billy Joe Whitaker dated August 5, 1981 and recorded March 18, 1982 in Deed Volume 1164 at page 84, of the RMC Office for Greenville County, Greenville, SC.

which has the address of 4 Wilbanks St, Greenville (Street) (City) S.C. 29611 (herein "Property Address"); (State and Zip Code)

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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