



Documentary Stamp Tax figured on the amount loaned \$ 5,474.58

MORTGAGE

THIS MORTGAGE is made this thirtieth day of July 1984 between the Mortgagor, Sybil Jordan Edwards and Lenell Edwards

(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 seven thousand seven hundred seventy four and 20/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 30, 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 10, 1989.

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 the State and County aforesaid, on the South side of Ninth Street, in Section No. 5 of Judson Mills Village, being known and designated as Lot No. 23 as shown on a plat of Section No. 5 of Judson Mills Village made by Dalton & Neves, Engineers, in February, 1940, which plat is recorded in the RMC Office for Greenville County, SC, in Plat Book K, at pages 33 and 34, and having, according to said plat, the following metes and bounds:

BEGINNING at a iron pin on the South Side of Ninth Street, joint corner of lots Nos. 23 and 24, said pin being 282 feet West from the Southwest corner of the intersection of Ninth Street and Neubert Avenue, and running thence with the line of Lot No. 24, S. 1-55 E., 91.1 feet to an iron pin; thence with the rear line of Lot No. 40, S. 88-09 W. 70 feet to an iron pin; thence with the line of Lot No. 22, N. 1-55 W. 91.4 feet to an iron pin on the South side of Ninth Street; thence with the South side of Ninth Street, N. 88-23 E. 70 feet to the beginning corner.

This conveyance is made subject to any restrictions, rights-of-way, or easements that may appear of record on the recorded plat(s) or on the premises.

This being the same property conveyed to the Grantor by deed recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 827, Page 176.

This is the same property conveyed by Deed of Ruth Lee Jordan unto Sybil Jordan Edwards, dated January 3, 1975 recorded January 6, 1975, in the RMC Office for Greenville County, South Carolina, volume 1012 page 702.

which has the address of 8 Ninth St., Judson Greenville (Street) (City) SC 29611 (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.

\$ 5,474.58

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12-15-84