



MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 28,572.58

THIS MORTGAGE is made this 19th day of September 1984, between the Mortgagor, Norman E. Bobbitt (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-eight thousand, five hundred, seventy-two and 58/100 dollars, which indebtedness is evidenced by Borrower's note dated September 19, 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 October 1, 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 certain piece, parcel or lot of land in Chick Springs Township, Greenville County, State of South Carolina, situate on the northern side of Tara Avenue, being shown and designated as Lot 28 on plat of Cunningham Acres recorded in Plat Book BBB at page 11B and described as follows:

BEGINNING at an iron pin on the northern side of Tara Avenue at the joint front corner of Lots 27 and 28 and running thence with the line of Lot 27, N. 5-20 E. 165 feet to pin; thence S. 84-40 E. 110 feet to pin at rear corner of Lot 29; thence with the line of Lot 29, S. 5-20 W. 165 feet to pin on Tara Avenue; thence with the northern side of Tara Avenue, N. 84-40 W. 110 feet to the point of beginning.

THIS is that same property conveyed by deed of E. F. Cunningham and Rose M. Cunningham to Norman E. Bobbitt and Mary Alice Bobbitt, dated and recorded 8/2/68, in Deed Volume 849, at Page 520, in the R.M.C. Office for Greenville County, South Carolina. Mary Alice B. Bobbitt died testate December 25, 1983 and devised all property to husband Norman E. Bobbitt.

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which has the address of 5 Tara Ave. Taylors, SC 29687 (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.

REB B

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