



MORTGAGE

VOL 1687 PAGE 198

8,156.46

THIS MORTGAGE is made this 9th day of October 1984 between the Mortgagor, Carey C. and Marilyn C. Higdon (now known as Marilyn C. Higdon) (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 eight thousand one hundred fifty six and 46/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 9, 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 November 5, 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, situate, lying and being in the County of Greenville, State of South Carolina, shown on a plat entitled "Property of Josephine W. Belue" made by R. K. Campbell, Engineer, dated December 14, 1964, recorded in the RMC Office for Greenville County in Plat Book LLL at Page 109, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Montgomery Street, which iron pin is located 164.5 feet in a northwesterly direction from center line of a county road, running thence N. 83-05 E. 189.8 feet to an iron pin in line of Southern Worsted Mill property; thence with line of said property, N. 06-50 W. 70 feet to an iron pin at the corner or Hogg property; thence with line of said property, .83-05 W. 189.8 feet to an iron pin on eastern side of Montgomery Street; thence with the eastern side of said Street, S.06-50 E. 69.5 feet to the beginning corner.

This is that same property conveyed by deed of Roy Lee Mealor and Sheron T. Mealor to Marilyn C. Moon (now known as Marilyn C. Higdon), dated and recorded November 18, 1977, in Deed Volume 1068, at Page 707, in the RMC Office for Greenville County, South Carolina.

which has the address of Route 5, #1 Montgomery Street, Greenville SC 29609 (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.

3 OCT 29 1984 1346

4.0001

8610

4328 RV 2