



Documentary Stamps are figured on the amount financed: \$ 4,375.16

# MORTGAGE

VOL 1688 PAGE 141

THIS MORTGAGE is made this 19th day of October 1984 between the Mortgagor, Sidney Clark Farmer (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 Four Thousand Three Hundred Seventy Five and 16/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 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 10-15-89

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, at the southeastern corner of the intersection of Honeysuckle Lane (also known as Little Creek Drive) and Hester Drive and being shown on a plat entitled "Plat of S. Perry Hester Estate" recorded in the RMC Office for Greenville County in Plat Book 4-N at Page 47 and being shown on a more recent plat entitled "Property of Donald V. Hindman and Diane W. Hindman," prepared by Carolina Surveying Company, dated April 1, 1980, and recorded in the RMC Office for Greenville County in Plat Book 7W at Page 72, and having such metes and bounds as shown on the more recent plat, reference to which is hereby made for a more complete description.

This is that same property conveyed by deed of Donald V. Hindman and Diane W. Hindman to Sidney C. Farmer and Patricia A. Farmer dated January 12, 1982 and recorded January 20, 1982 in Deed Volume 1161 at Page 246 in the RMC Office for Greenville County, South Carolina.

This is also that same property conveyed by deed of Patricia A. Farmer (her undivided one-half interest) to Sidney C. Farmer dated June 11, 1982 and recorded June 17, 1982 in Deed Volume 1168 at Page 784 in the RMC Office for Greenville County, South Carolina.

which has the address of Route 7 Honeysuckle Drive 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 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.

SOUTH CAROLINA - 1 to 4 family 6 75 FNMA/FHLMC UNIFORM INSTRUMENT

001-30-00301844

\$ 4,375.16

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3 NC 284  
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