



Documentary stamps are figured on the amount financed. \$ 19,079.16

MORTGAGE

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THIS MORTGAGE made this 17th day of October 1984 between the Mortgagor, Mary Jane Lawrence (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 Nineteen Thousand, Seventy Nine, and 16/100 (\$19,079.16) Dollars, which indebtedness is evidenced by Borrower's note dated October 17, 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 15, 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 piece, parcel, or lot of land situate, lying and being in the State of South Carolina, County of Greenville, on the southern side of Rock Creek Drive being known and designated as Lot No. 8 of the property of Greenville Country Club and Elizabeth G. McCall as shown on a plat thereof being recorded in the RMC office for Greenville County in Plat Book KK, at page 67, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Rock Creek Drive, joint front corner of Lots 7 and 8, and running thence with the joint line of said lots S. 37-04 E. 271.9 feet to an iron pin on the northern side of a 25 foot alley; thence with the northern side of said 25 foot alley, N. 59-40 E. 90.6 feet to an iron pin, joint rear corner of Lots 8 and 9; thence with the joint line of said lots, N. 37-04 W. 283.9 feet to an iron pin on the southern side of Rock Creek Drive; thence with said drive, S. 52-56 W. 90 feet to the beginning corner.

ALSO all of the grantor's right, title, interest and use in and to the above mentioned 25 foot alley, the rights in which more fully appear in deed recorded in the RMC Office for Greenville County in Deed Volume 569, at page 161.

This is that same property conveyed by deed of E. Calhoun Haskell, Jr. to James R. Lawrence and Mary Jane Lawrence dated December 8, 1961 and recorded 12-11-61 in Deed Volume 688 at Page 220 in the RMC Office for Greenville County, SC.

This is also that same property conveyed by deed of James R. Lawrence (his 1/2 interest) to Mary Jane Lawrence dated 10-07-69 and recorded 10-07-69 in Deed Volume 877 at Page 226 in the RMC Office for Greenville County, South Carolina.

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which has the address of 48 Rockcreek Drive Greenville, SC 29605 (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.

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