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GREENVILLE CO. S.C.

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Dec 20 2 16 PM '84

DONNIE S. BANKERSLEY
R.M.C.

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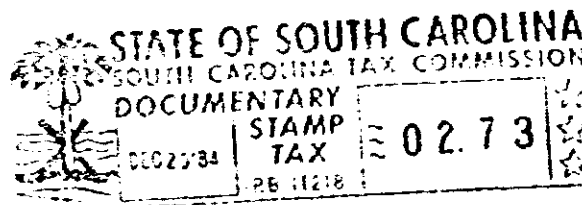
MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on December 19, 1984. The mortgagor is BOBBIE W. RICE ("Borrower"). This Security Instrument is given to AMERICAN FEDERAL BANK, FSB, which is organized and existing under the laws of THE UNITED STATES OF AMERICA, and whose address is POST OFFICE BOX 1268, GREENVILLE, SOUTH CAROLINA 29602 ("Lender"). Borrower owes Lender the principal sum of Nine Thousand Fifty-Three and 27/100 Dollars (U.S. \$9,053.27). This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in Greenville County, South Carolina:

ALL that certain piece, parcel or lot of land in Greenville County, State of South Carolina, near the City of Greenville, and being known and designated as Lot Number 50 of the Property of Wm. R. Timmons, Jr., according to a plat of record in the R.M.C. Office for Greenville County in Plat Book XX at page 9, and having the following metes and bounds, to-wit:

BEGINNING at a point on the Southwestern side of Penarth Street at the joint front corner of Lots 50 and 51 and running thence with the Southwestern side of Penarth Street S. 31-07 E. 24 feet to a point, said point being on the curvature of a 50 feet right-of-way turnaround at the present Southeastern end of Penarth Street; thence with the curvature of said turnaround S. 1-07 E. 50 feet to a point; thence continuing with said curvature S. 61-23 E. 49.6 feet to a point; thence S. 60-04 W. 175 feet to a point at the rear corner of Lot 50; thence N. 31-07 W. 106.5 feet to a point at the joint rear corner of Lots 50 and 51; thence N. 58-53 E. 175 feet to the point of beginning.

This being the same property conveyed to the Mortgagor by deed of Benjamin Claude Price, Jr. recorded December 20, 1984 in Deed Book 1229 page 383.



which has the address of 406 Penarth Drive, Greenville, South Carolina 29611 ("Property Address");

TO HAVE AND TO HOLD such property 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 rights and stock and all fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument 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 and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

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