



Documentary Stamps are figured on the amount financed: \$ 4694.26

# MORTGAGE

THIS MORTGAGE is made this 16th day of December 1983 between the Mortgagee, Wanda C. Oates (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 Six Thousand Four Hundred Sixteen Dollars & Sixty Four Cents Dollars, which indebtedness is evidenced by Borrower's note dated December 16, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 1, 1988

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 tract of land in the County of Greenville State of South Carolina, near Berea and being shown and designated as Lot No. 1, containing 1.5 ACRES according to a survey thereof made by W.R. Williams, Jr., Eng./Surveyor, dated July 6, 1976 and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin at edge of Old Homestead Road and running thence South 87-41 West 30 feet to the center of said Old Homestead Road; running thence along center of said Road, North 6-37 West 106.6 feet to point; thence continuing with said Road, North 8-07 West 255 Feet to a point in the intersection of Old Homestead Road and Old Farris Bridge Road; running thence along center of Old Farris Bridge Road, North 84-47 East 74.9 feet to a point; thence continuing with said Road, South 87-58 East 55 feet to a point; thence continuing with said Old Farris Bridge Road, South 82-30 East 80 feet to a point in the center of said road; running thence South 12-01 East 351.3 feet to an iron pin; running thence South 87-41 West 204.1 feet to an iron pin, the beginning corner.

This is the same property conveyed by deed of Troy C. Craigo and Wilma W. Craigo to Wanda Craigo Oates dated July 20, 1976 and recorded July 22, 1976 in the REC Office for Greenville County in Deed Volume 1040 at Page 41.

which has the address of Route 1 25 Farris Bridge Road Greenville South Carolina 29611 (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.

