

**MORTGAGE** Documentary Stamps are figured on the amount financed: \$ 5,006.04

THIS MORTGAGE is made this 22nd day of May, 1984, between the Mortgagor, Bernice B. King A/K/A Bernice Sisk (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 Seven Thousand One Hundred Sixty One Dollars and no/100ths Dollars, which indebtedness is evidenced by Borrower's note dated May 22, 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 June 10, 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 certain piece, parcel of lot of land with all improvements thereon, situate, lying and being in Greenville County, State of South Carolina, being shown and designated as Lot Number Twenty-Four (24) of Lake Lora, Section 2, on a plat thereof by Jones Engineering Service, dated April, 1972 and recorded in the R. M. C. Office for Greenville County in Plat Book 4X at Page 19, reference to which is hereby craved for a more particular description thereof.

This conveyance is made subject to all restrictions, zoning ordinances, setback lines, roads or passageways, easements and rights of way, if any, affecting the above described property, including but not limited to those certain restrictions as shown in Deed Book 1020 at Page 918.

- (2) This is that same property conveyed to Bernice Sisk by deed from R. F. Tucker dated August 4, 1979 and recorded August 20, 1979 in Deed Book 1109 at Page 757 in the R. M. C. Office for Greenville County, South Carolina. R. F. Tucker undivided 1/2 interest to Bernice Sisk.
- (1) This is that same property conveyed by deed of B. E. Huff to R. F. Tucker and Bernice Sisk dated July 2, 1975 and recorded July 9, 1975 in deed Volume 1020 at page 918 in the RMC Office for Greenville County, South Carolina.

which has the address of 104 Lora Lane, Greenville, S.C. 29611 (herein "Property Address");

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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.

