

MORTGAGE

Jun 29 11 43 AM '84

THIS MORTGAGE is made this 26th day of June 19. 84, between the Mortgagor, John E. Reitz, Jr., and Wilma W. Reitz (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").

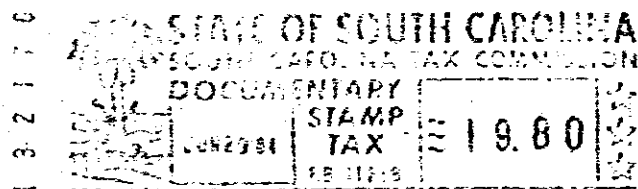
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-nine Thousand Five Hundred and No/100. (\$49,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 26, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 2014

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, and being known and designated as Lot 25, Seven Oaks Subdivision, according to a plat prepared of said subdivision by C. O. Riddle, Surveyor, and which said plat is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4-R, at Page 6, and according to said plat having the following courses and distances, to-wit:

BEGINNING at an iron pin on the edge of East Woodburn Drive, joint corner with Lot 24 and running thence with the common line with said Lot, N. 51-58 W. 185.4 feet to an iron pin in the common line with Lot 23; thence running with the common line with said Lot, S. 59-31 W. 70.5 feet to an iron pin in the common line with Lot 15; thence running with the common line with Lots 14 and 15, S. 9-40 E. 127.3 feet to an iron pin, joint rear corner with Lot 26; thence running with the common line with said Lot, S. 83-58 E. 160.9 feet to an iron pin on the edge of East Woodburn Drive; thence running with the edge of said Drive on a curve, the traverse being: N. 22-02 E. 68.9 feet, to a point on the edge of said Drive, the point of Beginning.

The within property is the identical property being conveyed to the Mortgagors herein by deed of Bruce L. Cormack, which said deed is being recorded simultaneously with the recording of the within instrument.



which has the address of 112 East Woodburn Drive Taylors South Carolina 29687 (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 seized 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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