



Documentary Stamps are figured on the amount financed: \$ 10,413.87

MORTGAGE

THIS MORTGAGE is made this 8 day of August 1984, between the Mortgagor, Annie M. Graham

(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 Ten Thousand Four Hundred Thirteen and 87/100 Dollars, which indebtedness is evidenced by Borrower's note dated 8/8/84 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 10, 1994.

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 on the western side of Brook Forest Drive, in the County of Greenville, State of South Carolina, being shown and designated as Lot 27 on a Plat of BELLE MEADE, Section 2, recorded in the RMC Office for Greenville County in Plat Book EE, at Page 117 and having according to said Plat, the following metes and bounds:

BEGINNING at an iron pin on the western side of Brook Forest Drive, joint front corner of Lots 27 and 28, and running thence with the common line of said Lots, S 69-44 W, 148.6 feet to an iron pin; thence with the common line of Lots 27 and 26, N 27-20 W, 87.7 feet to an iron pin on the southern side of Camden Lane; thence with said Lane, N 51-17 E, 75.0 feet to an iron pin; thence continuing with said Lane, N 55-24 E, 53.0 feet to an iron pin at the intersection of Camden Lane and Brook Forest Drive; thence with the curve of Camden Lane, the chord of which is S 77-30 E, 43.7 feet to an iron pin on the western side of Brook Forest Drive; thence with said Brook Forest Drive, S 20-16 E, 100.00 feet to an iron pin, the point of BEGINNING.

THIS conveyance is subject to all restrictions, set back lines, roadways, zoning ordinances, easements and rights of way, if any, affecting the above property.

THIS is the same property conveyed by deed of Wade C. Kirk and Christine Kirk to Annie M. Graham dated April 11, 1977 and recorded April 12, 1977 in the RMC Office for Greenville County in Deed volume 1054 at Page 491.

which has the address of 115 Brookforest 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 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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