



Documentary Stamps are figured on this instrument as \$ 5,080.53

MORTGAGE

THIS MORTGAGE is made this 15th day of August 1984 between the Mortgagor, Barbara E. Holcombe (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 five thousand, eighty and 53/100 Dollars, which indebtedness is evidenced by Borrower's note dated 8/15/84 (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, 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 piece, parcel or lot of land in Paris Mountain Township, Greenville County, State of South Carolina, being known and designated as LOT. NO. 4 of property of Charles M. Parker as per plat thereof recorded in the RMC Office for Greenville County in Plat Book "T", at page 408 and having according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Northwesterly side of Putman Road, common corner of Lots Nos. 1 and 4, said iron pin being 259.3 feet in a Northeasterly direction from an iron pin in the Northeastern intersection of Putman Road and Cedar Lane Road; running thence North 49-30 East 100 feet to an iron pin; thence North 40 West 318 feet to an iron pin; thence South 46-30 West 200 feet to an iron pin, common corner of Lots Nos. 3 and 4, thence South 40 East 314 feet to an iron pin, the point beginning.

Being the same property conveyed to the Grantors herein by deed of Carolina Elizaneth Mason, dated August 16, 1958 and recorded in the RMC Office for Greenville County in Deed Book 604, at page 334.

This is that same property conveyed by deed of LR Garren and Lora Garren to Barbara E. Holcombe, dated 4/20/65, recorded 4/20/65, in Volume 772, at Page 35, in the R.M.C. Office for Greenville County, SC. Deeded also to Bill R. Holcombe.

This property being further subject to Probate File W1509 apartment 24 being the last will and testament of Bill Ray Holcombe who died testate April 8, 1978 under which this property was devised to Barbara Ellison Holcombe.

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which has the address of 1 Lakeview Dr., Greenville, S.C. 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 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.