



the amount of \$ 20,090.03

MORTGAGE

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THIS MORTGAGE is made this 27th day of August 1984, between the Mortgagor, Lois R. Mitchell

(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 Thirty Nine Thousand Eight Hundred Ninety One Dollars and 60/100ths Dollars, which indebtedness is evidenced by Borrower's note dated August 27, 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 September 15, 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 piece, parcel or lot of land in the Greenville Township, Greenville County, State of South Carolina, situate, lying and being on the southeast side of East North Street and being known as Lot No. 12 and the adjoining 2 feet of Lot No. 13 as shown on plat of Overlook Land Company property made by H.O. Jones, September 17, 1913 and recorded in the RMC Office for Greenville County, S.C. in Plat Book E, at Pages 251 and 252, and having, according to said plat the following metes and bounds to wit:

Beginning at an iron pin on the southeast side of East North Street at joint front corner of Lots 11 and 12, and running thence with the line of Lot No. 11, S. 48-56 E. 199.5 feet to an iron pin; thence N. 41-04 E. 82 feet to an iron pin in the rear line of Lot No. 13; thence N. 48-56 W. 199 feet, more or less, to an iron pin on the southeast side of East North Street; thence with the southeast side of East North Street, S. 41-28 W. 82 feet to the beginning corner.

Being the identical property conveyed to the late Elizabeth D. Riddle by deed of Pauline C. Hudgins, as Executrix and Frank R. Cooper, as Executor, of the will of Nora W. Cooper, deceased, recorded in the RMC Office for Greenville County, S.C. on August 23, 1956 in Deed Book 559 at Page 523. Said deed is dated August 1, 1956.

The said Elizabeth D. Riddle died testate on July 17, 1977 devising the above property jointly to the Grantor and the Grantee, as will be shown by reference to Apartment 16 File 1478 records of the Probate Court for Greenville County. Estate left jointly to Lois R. Mitchell, Daughter, Edward Wilton Thompson, Grandson.

Subject to restrictions recorded in the RMC Office for Greenville County in Deed Vol. 25 at Page 93.

This is also that same property conveyed by Edward Wilton Thompson (his one-half interest) to Lois R. Mitchell dated May 1, 1978 and recorded May 2, 1978 in Deed Volume 1078 at Page 351 in the RMC Office for Greenville County, SC.

which has the address of 1 Timberlake Drive Greenville, S.C., 29607 (Street) (City) (herein "Property Address"); (State and Zip Code)

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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