



the amount financed: \$ 10,067.03

MORTGAGE

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THIS MORTGAGE is made this 30th day of August 1984, between the Mortgagor, Jean M. Kennett and C. D. Kennett (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, sixtyseven dollars and 03/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 30, 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 5, 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 of lot of land in the State of South Carolina, County of Greenville, on the North side of East Earle Street, being known and designated as Lot Number 16, Section F, on a plat recorded in Plat Book "A" at Pages 337-345 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the Northern side of East Earle Street 130 feet 8 inches from the Northwest corner of Earle and Bennett Street and running thence, N 18-30 E 144 feet, more or less to a point on Swiss Avenue; thence, N 66-15 W 65 feet 8 inches to a point; thence, S 18-30 W 150 feet, more or less, to a point on East Earle Street; thence with said Street, S 71-20 E 65 feet 4 inches to the point of beginning.

SUBJECT TO: Covenants, conditions, restrictions and easements of record.

THE WARRANTIES OF THE GRANTOR HEREIN ARE LIMITED TO THE LAWFUL CLAIMS OF ALL THOSE OWNING, HOLDING OR CLAIMING BY, THROUGH OR UNDER THE GRANTOR.

This is the identical property conveyed to the grantor by deed of David Lawson and Christine Tyler Harrill as recorded in the RMC Office for Greenville County in Deed Book 1071, Page 466 dated December 2, 1977.

GCTO This is the identical property conveyed to the grantor by deed of Employee Transfer Corporation as recorded in the RMC Office for Greenville County in Deed Book 1072, Page 479, dated January 24, 1978.

3 This is that same property conveyed by deed of Employee Transfer Corp to Jean M. Kennett, dated January 20, 1978 recorded January 24, 1978, in volume 1072 at page 479 of the RMC Office for Greenville County, SC.

SE1484 (Continued on Back Page) which has the address of 119 E. Earle St. Greenville

010 South Carolina 29601 (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 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.