



MORTGAGE

Documentary Stamp are figured on the amount financed: \$ 22,090.63

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THIS MORTGAGE is made this 7 day of September 19 84 between the Mortgagor, Randy L. Boatright and Ginger Ellis Boatright (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 Twenty-two Thousand, ninety Dollars and 63/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 7, 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 certain piece, parcel or lot of land situate, lying and being in the state of South Carolina, County of Greenville, being shown as Lot Number 11, on a plat prepared for Grady L. Stratton, Trustee, entitled Tall Pines Estates by R.B. Bruce, Surveyor, on April 12, 1976 and on a more recent plat entitled "Property of Randy L. Boatright & Ginger Ellis Boatright", dated April 4, 1983, recorded in the RMC Office for Greenville County, S.C. in Plat Book 9-P, page 12, reference is hereby craved to said more recent plat for a metes and bounds description thereof.

This being the same property conveyed to the above named grantors by deed of Grady L. Stratton, as Trustee under Trust Agreement dated February 18, 1976, and Dreugh R. Evins, recorded in the RMC Office for Greenville County in Deed Book 1069, page 624 on December 5, 1977.

This conveyance is made subject to all easements, restrictions, setback lines, roadways and rights of way, if any, affecting the above described property.

This is that same property conveyed by deed of Phillip A. Hawkins & Lynn R. Hawkins to Randy L. Boatright & Ginger Ellis Boatright, dated April 4, 1983, recorded April 6, 1983, in Volume 1185 at page 812, in the R.M.C. Office for Greenville County.

which has the address of Rt. 5, State Pk. Rd., Travelers Rest, S.C. 29690 (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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