

GREENVILLE, S.C.
DEC 5 2 11 PM '83
COMM. FILED
R.M.C. TINSLEY

VOL 1633 PAGE 645

MORTGAGE

THIS MORTGAGE is made this 5th day of December 1983 between the Mortgagor, William A. Huff and Betty Jean Huff (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 Thirteen Thousand Nine Hundred Fifty-Nine and 12/100 Dollars, which indebtedness is evidenced by Borrower's note dated December 5, 1983 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on December 15, 1990

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 County of Greenville, State of South Carolina, on the northern side of Vicksburg Drive and being shown and designated as Lot No. 15, Section 4, on a plat of RICHMOND HILLS Subdivision made by Carolina Engineering and Surveying Company, dated April 20, 1965, and recorded in the RMC Office for Greenville County in Plat Book JJJ at Page 81 and having such metes and bounds as shown thereon, reference to said plat being made for a more complete description.

THIS is the same property as that conveyed to the Mortgagors herein by deed from Gladys Sue Lee, now known as Gladys Sue Poole, recorded in the RMC Office for Greenville County of even date herewith.

THIS is a second mortgage subject to that certain mortgage to Cameron-Brown Company recorded in the RMC Office for Greenville County in Mortgage Book 1423 at Page 752 on February 20, 1978 in the original amount of \$30,300.00 and having a present balance of \$28,701.09. This mortgage was assigned from Cameron-Brown Company to Vanguard Savings Bank by assignment recorded in said RMC Office in Mortgage Book 1426 at Page 461 on March 20, 1978.

THE mailing address of the Mortgagee herein is: P. O. Box 1268, Greenville, S. C. 29602

STAMP
200.00

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which has the address of 6 Vicksburg Drive, Greenville (City)
South Carolina 29609 (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.

A.O.C.I

SOUTH CAROLINA INVA. TRUST UNIFORM INSTRUMENT

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