



MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 17,010.84

THIS MORTGAGE is made this 19th day of December 1983 Between the Mortgagor, Ernestine D. McIntyre (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 Two Thousand Two Hundred Eighty Four Dollars And 80/100 Dollars, which indebtedness is evidenced by Borrower's note dated December 19, 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 20, 1993

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 lot of land, situate on the northwest side of Pimlico Road, in the city of Greenville, in Greenville County, South Carolina, being shown as Lot No. 473, on plat of Section D of Gower Estates, made by R. K. Campbell and Webb Surveying and Mapping Co. May 1964, recorded in the RMC Office for Greenville County, South Carolina, in plat book RR at pages 192 and 193, and having according to said plat the following metes and bounds, to wit;

Beginning at an iron pin on the northwest side of Pimlico Road the joint front corner of Lots 472 and 473 and runs thence along the line of Lot 472 N 69-30 W 161.5 feet to an iron pin; thence N-2629 E 42 feet to an iron pin thence N-13-19 E 45 feet to an iron pin; thence with the line of Lot 474 S 76-10 E 161.5 to an iron pin on the northwest side of Pimlico Road, thence along Pimlico Road S 15-20 23 feet to an iron pin; thence with the curve of Pimlico Road (the chord being S 20-36 W 82.3 feet) to the beginning corner.

This is the same property conveyed by deed of W. N. Leslie Inc. unto Claude S. And Ernestine D. McIntyre dated May 18, 1966, recorded May 18, 1966 in Volume 798 at page 407 of the RMC Office for Greenville County, Greenville South Carolina.

This property being further subject to Probate File # 19, Apt. 1457 being the last will and testament of C. S. McIntyre under which this property was devised to Ernestine D. McIntyre. Died February 4, 1977.

which has the address of 529 Pimlico Road, 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 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.

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