

FILED
APR 10 1984
Donna S. [unclear]

MORTGAGE

Documentary Stamps are figured on
the amount financed: \$ 9,526.24

THIS MORTGAGE is made this 27th day of February 1984 between the Mortgagor, George R. Hammond and Sharon D. Hammond (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 Eighteen Thousand Three Hundred and One Dollars and 20/100ths Dollars, which indebtedness is evidenced by Borrower's note dated February 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 March 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 situate, lying and being in the State of South Carolina, County of Greenville, being shown as Lot No. 80 on a plat of Cedar Lane Gardens, dated August 27, 1955, recorded in the RMC Office for Greenville County in Plat Book GG at Page 139, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Gardenia Drive at the joint front corner of Lots Nos. 79 and 80, and running thence S. 71-24 E. 220.7 feet to an iron pin, joint rear corner of Lots 79 and 80; thence turning and running N. 57-47 E. 72.2 feet to an iron pin; thence turning and running N. 33-48 W. 159.7 feet to an iron pin, joint rear corner of Lots Nos. 80 and 81; thence along the joint line of said lots, S. 81-28 W. 175.6 feet to an iron pin on Gardenia Drive, joint front corner of Lots Nos. 80 and 81; thence running along the curve of Gardenia Drive, the chord of which is S. 6-04 W. 75 feet to the point of beginning.

This being the identical property conveyed to the grantor herein by deed of Thomas W. Miller, Jr., dated April 17, 1972 and recorded April 18, 1972, in Greenville County Deed Book 941 at Page 279.

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

This is that same property conveyed to George Hammond and Sharon Hammond by Deed from Mary M. Forest dated July 29, 1976 and recorded July 30, 1976 in Deed Volume 1040 at Page 437 in the RMC Office for Greenville County, Greenville, South Carolina.

which has the address of 210 Gardenia Drive, Greenville, S.C. 29611 (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.

0.53

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