



Documentary Stamps are figured on amt. financed \$12,058.84

MORTGAGE

VOL 1659 PAGE 223

THIS MORTGAGE is made this 4 day of April 1984 between the Mortgagor, William C. McDonald and Mary A. McDonald (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 Three Thousand Eighty Three Dollars and 20/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 4, 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 April 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 istuate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot #47, Map #2, as shown on a plat of Cherokee Forest located on the Southwestern side of Windemere Drive of record in the office of the RMC for Greenville County in Plat Book EE, page 191, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a stake on the southwestern side of Windemere Drive 230 feet in a Northwesterly direction from the intersection of Windemere Drive and Edwards Road at the corner of Lot #48; running thence with the Southwestern side of Windemere Drive, N. 33-30 W. 100 feet to a stake at the corner of Lot #46; thence with the line of Lot #46, S. 56-30 W. 175 feet to a stake; running thence S. 33-30 E. 100 feet to a stake at the corner of Lot #48; running thence with the line of said Lot, N. 56-30 E. 175 feet to the point of beginning.

THIS conveyance is amde subject ot all easemetns, restricitons and rights-of-way which may affect the property hereinabove described.

Thisis the same property conveyed by deed of David C. Eisenhart and Maureen G. Eisenhart to W. Charles McDonald and Mary T. McDonald on December 22, 1972 and recorded December 22, 1972 in deed volumve 963 at Page 430 of the RMC Office for Greenville County, South Carolina.

which has the address of 5 Windemere Drive Greenville South Carolina 29607 (herein "Property Address");

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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 stoek, 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.

