

MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 10,508.24

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THIS MORTGAGE is made this...tenth...day of...April...19.84., between the Mortgagor, Marianne G. Lackey A/K/A Marianne B. Bryant... (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 Fourteen thousand eight hundred sixty-eight and sixty/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 10, 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 May 5, 1989.

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, being shown as Lot No. 23 of Staunton Court, plat of which is recorded in Plat Book PPP at Page 41 and according to said plat having the following metes and bounds, to wit:

BEGINNING at an iron pin on the easterly side of Staunton Court at the joint front corner of Lots No. 23 and 24 and running thence with the line of said lots N. 54-31 East 121.3 feet; thence South 31-22 East 119 feet to a point on Riggs Street; thence with Riggs Street South 53-50 West 95-15 feet to a curve at the intersection of Riggs Street and Staunton Court; thence with said curve, the chord of which is North 79-26 West 34.19 feet to a point on Staunton Court; thence with Staunton Court, North 31-48 West 95.4 feet to a point of beginning, and being identically the same property conveyed to grantor by deed recorded in Deed Book 958 at Page 630.

This conveyance is subject to all restrictions, setback lines, roadways, easements, reservations or zoning ordinances that may appear of record on the recorded plat(s) or on the premises, herein described.

This is that same property conveyed by deed of Rachel Cynthia Bull to Marianne C. Lackey A/K/A Marianne B. Bryant, dated November 5, 1979 recorded November 6, 1979, in volume 1115 at Page 82 of the RMC Office for Greenville County, S. C. This is the same property conveyed by deed of Billy Posey unto Rachel Cynthia Bull and Marianne C. Bryant as recorded in Deed Book 958 at Page 630 of the RMC Office for Greenville County, S. C.

which has the address of 111 Riggs St., Greenville, S. C. 29611 (herein "Property Address");

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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