



MORTGAGE

VOL 1677 PAGE 634
Documentary Stamps are figured on
the amount financed: \$ 10,029.06

THIS MORTGAGE is made this twenty sixth day of July, 1984, between the Mortgagor, Gail T. Harrison

(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 nineteen thousand four hundred seventy two and 40/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 26, 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 August 1, 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 lot of land lying and being in the County of Greenville, State of South Carolina, Grove Township, and being known and designated as Lots 9 and 9-A on a plat of a subdivision of lands of R.B. Gresham, recorded in Plat Book T, at Page 503, and having according to plat prepared by John C. Smith Engineer, August 30th, 1956, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of a 20-foot strip in the line of the St. Matthews Baptist Church property, being the joint corner with Lot No. 10 and running thence S. 77-08 E. 168.8 feet to an iron pin; thence N. 28-52 W. 137 feet to an iron pin; thence along the St. Matthews Baptist Church property line S. 28-52 E. 101 feet to the point of beginning.

Derivation: See Records of Probate Court of Greenville County, Estate of Hattie L. McCullough Barksdale, Apartment 1433, File 9.

This is the same property conveyed by Deed of Sylvia McCullough unto Gail Thompson Harrison, dated June 19, 1984 recorded June 20, 1984, in the RMC Office for Greenville County, South Carolina, volume 1215 page 359.

which has the address of 10 Riggs Street, Greenville
(Street) (City)
South Carolina 29611 (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.

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