



SECOND MORTGAGE

Document No. 8041.43 the amount advanced: 8,041.43

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THIS MORTGAGE is made this 31st day of August 1984 between the Mortgagor, Kathi H. Lee (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 Eight Thousand Forty One and 43/100 (\$8,041.43) Dollars, which indebtedness is evidenced by Borrower's note dated August 31, 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 September 5, 1988

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 in the County of Greenville, State of South Carolina being known and designated as Lot number 115 on Plat of College Heights, made by Dalton and Neves, Engineers, and recorded in Plat Book P at page 76, of the RMC Office for Greenville County, State of South Carolina, and also shown on Plat made by R. B. Bruce, dated July 14, 1980, recorded in Plat Book 8-C Page 34, in the RMC Office for Greenville County, and having, according to the more recent Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the South side of Auburn Circle, joint front corner of Lots 115 and 116, and running thence with joint line of said lots S. 13-43 E. 148.9 feet to iron pin; thence S. 76-13 W. 75 feet to iron pin, line of lot 114, thence with the joint line of lots 114 and 115 N. 13-43 W. 149, to iron pin on Auburn Circle, thence with the South side of Auburn Circle N. 76-17 E. 75 feet to the beginning corner.

This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record, on the recorded plats or on the premises.

This being the identical property conveyed to the grantor herein by deed of Richard Wayne Pickelsimer dated March 17, 1978 and recorded in the Greenville County RMC Office in Deed Book 1075 at Page 531 on March 17, 1978.

This is the same property conveyed by David A. Laurine by deed dated July 15, 1980 recorded July 15, 1980 in Volume 1129 Page No. 194.

which has the address of 26 Auburn Circle, Greenville, South Carolina 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 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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RECORD

7328 (W-2)

# 8,041.43

001-30-00789135