



Interest charges are figured on  
15068.53

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## MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on November 9, 1984. The mortgagor is James L. Knorr ("Borrower"). This Security Instrument is given to AMERICAN FEDERAL BANK, FSB, which is organized and existing under the laws of THE UNITED STATES OF AMERICA, and whose address is POST OFFICE BOX 1268, GREENVILLE, SOUTH CAROLINA 29602 ("Lender"). Borrower owes Lender the principal sum of Sixteen Thousand One Hundred Sixty Four and 61/100 Dollars (U.S. \$16,164.61). This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on 5-13-85. This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in Greenville County, South Carolina:

All that certain piece, parcel, or lot of land, with the improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, in the City of Greenville, as shown on plat prepared by Webb Surveying & Mapping Company, November, 1972, recorded in the RMC Office for Greenville County in Plat Book 5S, at Page 78, and having the following metes and bounds to-wit:

BEGINNING at an iron pin on West Avondale Drive and running thence along West Avondale Drive S. 75-34 E. 142 feet to an iron pin at the corner of West Avondale Drive and North Main Street; thence with North Main Street, S. 14-40 W. 265 feet to an iron pin at the intersection of North Main Street and Richland Creek; thence along Richland Creek, N. 80-00 W. 294.6 feet to an iron pin; thence N. 25-11 E. 285 feet to the beginning corner.

This is that same property conveyed by deed of Joe W. Hiller to James I. Knorr and Diana Hall dated August 29, 1979 and recorded August 29, 1979 in Deed Volume 1110 at Page 334 in the RMC Office for Greenville County, SC.

This is also that same property conveyed by deed of Diana Hall (her undivided one-half interest) to James L. Knorr dated March 6, 1980 and recorded March 10, 1980 in Deed Volume 1121 at Page 882 in the RMC Office for Greenville County, SC.

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which has the address of 7 W. Avondale Drive Greenville, South Carolina 29605 ("Property Address");

TO HAVE AND TO HOLD such property 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 rights and stock and all fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument 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 and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

SOUTH CAROLINA—Single Family—FNMA/FHLMC UNIFORM INSTRUMENT

Form 3041 12/83

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