



**MORTGAGE**

Documentary Stamps are figured on the amount financed: \$ 31,066.44

THIS MORTGAGE is made this 7th day of May, 1984 between the Mortgagor, Lucy Marvine Gibbs Wilkins (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 Sixty Thousand-Fourteen and 40/100 (\$60,014.40) Dollars, which indebtedness is evidenced by Borrower's note dated May 7, 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 June 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 in the County of Greenville, State of South Carolina being Lot No. 17 and the southern one-half of Lot No. 18, Block C, on plat of MAYFAIR ESTATES, recorded in Plat Book S, page 72-73 of the RMC Office for Greenville County, SC and having according to said plat and a recent survey made September 1957 by R. W. Dalton, Engineer, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeast side of Mayfair Drive, the front joint corner of Lots Nos. 16 and 17; thence with the joint line of said lots, S. 60-48 E. 150 feet to an iron pin corner of Lot No. 7; thence with the rear lines of Lots Nos. 7 and 6, N. 29-12 E. 75 feet to an iron pin in the center of the rear line of Lot No. 18; thence through the center of Lot No. 18, N. 60-48 E. 150 feet to an iron pin on the southeast side of Mayfair Drive; thence with the southeast side of said Mayfair Drive, S. 29-12 W. 75 feet to the point of beginning.

This is that same property conveyed by deed of Roy Manly to Alan L. Wilkins dated September 25, 1957 and recorded October 1, 1957 in Deed Volume 585 at Page 121 in the RMC Office for Greenville County, SC.

This property being further subject to Probate File 29, apartment 1406 being the last will and testament of Alan L. Wilkins under which this property was devised to Lucy Marvine Gibbs Wilkins.

which has the address of 107 Mayfair Drive, Taylors, SC 29687 (herein "Property Address");  
[Street] [City] [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 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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