



MORTGAGE

Documentary Stamps are figured on the amount financed \$ 7,666.31

THIS MORTGAGE is made this 11th day of September 1984 between the Mortgagor, Ellen H. McCombs Strumer (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 Seven Thousand Six Hundred Sixty Six and 31/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 11, 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 October 5, 1992

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 of that certain piece, parcel or lot of land, with improvements thereon, in the State of South Carolina, Greenville County, being shown and designated as Lot No. 31 on a plat of Abney Mills Property, Poinsett Plant, prepared by Pickell & Pickell Engineers, dated March 5, 1959, recorded in the RMC Office for Greenville County in Plat Book QQ, page 51, and, according to said plat, having the following courses and distances, to wit:

BEGINNING at an iron pin on the southern side of Owens Street, the joint front corner of Lots Nos. 30 and 31, as shown on said plat, and running thence with the common line of said lots, S. 31-58 W. 118.75 feet to an iron pin; thence N. 84-09 W. 63.7 feet to an iron pin at the joint rear line of Lots Nos. 31 and 32; thence with the common line of said lots N. 22-35 E. feet to an iron pin on the southern side of Owens Street; thence with the southern side of said street, S. 60-35 E. 80.8 feet to the beginning corner.

This is that same property conveyed by deed of Fay H. Jones to Ellen H. McCombs dated 9-17-70 and recorded 9-17-70 in Deed Volume 898 at Page 502 in the RMC Office for Greenville County, South Carolina.

which has the address of 21 Owen Street Greenville SC 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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