



MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 9848.38.

THIS MORTGAGE is made this 7th day of December 1983, between the Mortgagor, Mary Frances Tate

(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 Eighteen Thousand, Six Hundred, Twenty Four, and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated December 7, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 1, 1993

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 piece, parcel or lot of land situate, lying and being on the North side of Quinlan Drive, near the City of Greenville, in Greenville County, South Carolina, being shown as Lot NO. 14 on Plat of Quinlan Acres, made by C. C. Jones, Engineer, and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of Quinlan Drive at joint front corner of Lots Nos. 14 and 15 and running thence along the line of Lot 15, N. 5-10 W., 140 feet to an iron pin; thence N. 73-21 W. 107.7 feet to an iron pin; thence S. 5-10 E., 180 feet to an iron pin on the north side of Quinlan Drive; thence along the North side of Quinlan Drive N. 84-50 E., 100 feet to the beginning corner.

This is the same property conveyed by deed of Lloyd W. Gilstrap to Mary Frances C. Tate and Toy F. Tate, dated May 6, 1975 and recorded May 7, 1975 in the MRC Office for Greenville County in Deed Volume 1017 at page 889. This is the same property conveyed for one half undivided interest by Toy F. Tate to Mary Frances C. Tate, dated and recorded March 15, 1979 in the MRC Office for Greenville County in Deed Volume 1098 at page 507.

which has the address of Rt. 1 Quinlan Dr. 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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