



MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 6,056.44

THIS MORTGAGE made this 17th day of February 1984 between the Mortgagor, Daniel A. & Janet S. Abbott (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 Eleven Thousand Six Hundred Sixty Eight dollars and 80/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 17th 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 March 15th 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 piece, parcel or lot of land, with the buildings and improvements thereon, in Chick Springs Township, Greenville County, State of South Carolina, being known and designated as Lot No. 10, and a small portion of Lot No. 9, as shown on plat of Property of Christine D. Dibble, recorded in the RMC Office for Greenville County in Plat Book II at Page 153, and having, according to a more recent survey entitled Property of Randall B. Howard, prepared by R.B. Bruce, RLS, dated August 13, 1964, recorded in the RMC Office for Greenville County in Plat Book HHH at Page 51, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Edwards Road at the joint front corner of Lots 10 and 11, and running thence with the joint line of said lots, S. 54-38 E. 134 feet to an iron pin; thence on a new line through Lot No. 9, S. 42-48 W. 68.2 feet to an iron pin on Pembroke Lane (formerly Edgewood Lane); thence along Pembroke Lane, N. 51-55 W. 125 feet to an iron pin on Pembroke Lane; thence continuing along Pembroke Lane as it intersects with Edwards Road, following the curvature thereof, the chord of which is N. 4-16 W. 13.4 feet to an iron pin on the eastern side of Edwards Road; thence with the eastern side of Edwards Road, N. 43-53 E. 52 feet to the beginning corner.

This is the same property conveyed by deed of Donald F. Martin to Daniel A. & Janet S. Abbott, dated 7-25-80, recorded 8-1-80, in Volume 1130, at Page 347, in the RMC Office for Greenville County.

which has the address of 3400 Edwards Rd., Taylors South Carolina 29687 (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.

