



Amt. Financed \$17,060.84

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# MORTGAGE

THIS MORTGAGE is made this 21st day of March 1984 between the Mortgagor, Sylvia Gormley (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 Twenty-nine thousand two hundred twenty-six dollars and 24/100\*\* Dollars, which indebtedness is evidenced by Borrower's note dated 3-21-84 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 96 installments

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 certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being at the southeasterly intersection of Indian Trail and East Woodburn Drive, near the City of Greenville, S. C., being known and designated as Lot No. 19 on plat entitled "Final Plat Seven Oaks" as recorded in the RMC Office for Greenville County, S. C., in Plat Book 48, page 6 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeasterly side of East Woodburn Drive, said pin being the joint front corner of Lots 19 and 20 and running thence with the common line of said lots, S. 16-43 E. 170.4 feet to an iron pin, joint rear corner of Lots 18 and 19; thence with the common line of said lots, W. 84-15 W. 156.7 feet to an iron pin on the easterly side of Indian Trail thence with the easterly side of Indian Trail, N. 5-45 W. 83.6 feet to an iron pin at the southeasterly intersection of East Woodburn Drive and Indian Trail; thence with said interection, N. 26-32 E. 42.2 feet to an iron pin on the southereasterly side of East Woodburn Drive; N. 58-49 E. 172.5 feet to and iron pin, the point of beginning.

This is the same property conveyed to John A. Gormley and Sylvia Gormley by deed recorded for the RMC Office for Greenville County, S. C., in Deed Book 983, page 715, recorded 9/12/73, conveyed from Nelson & Darby Builders, Inc. dated 9-12-73

This conveyance is made subject to any restrictions, rights-of-way, or easements that may appear of record on the recorded plat (s) or on the premises.

24 East Indian Trail Taylors  
 which has the address of (Street) (City)  
 SC 29687 (State and Zip Code)  
 (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 seized 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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