



**MORTGAGE**

VOL 1503 PAGE 338  
Documentary Stamps are figured on  
the amount financed: \$ 3,939.75

THIS MORTGAGE is made this 23rd day of April 1984 between the Mortgagor, Katherine D. Boley (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 Five Thousand Two Hundred Sixty Six and 56/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 23, 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 May 5, 1988

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 known and designated as Lot No. 8, on a plat of J. H. Mauldin recorded in plat book Y, page 73 of the RMC office for Greenville County, SC, said lot having a frontage of 70 feet on the southwest side of Hindman Drive, formerly Townes Street Extension, a depth of 228 feet on the northwest side, a depth of 271.1 feet on the southeast side, and a rear width of 70.8 feet.

This is that same property conveyed by deed of Sara S. Cox and Leland M. Cox to Howard W. Boley and Katherine D. Boley dated November 27, 1957 and recorded November 27, 1957 in Deed Volume 588 at Page 284 in the RMC Office for Greenville County, SC.

Howard W. Boley died intestate on the 29th day of July, 1983 leaving as his heirs at law, Katherine D. Boley, Janice Boley Hindman, and Gary W. Boley as will more fully appear in the files of the Probate Court of Greenville County at File No. 83 E S2300279.

This is also that same property conveyed by deed of Gary W. Boley his interest to Katherine D. Boley dated March 26, 1984 and recorded April 5, 1984 in Deed Volume 1209 at Page 960 in the RMC Office for Greenville County, SC.

This is also that same property conveyed by deed of Janice Boley Hindman to Katherine D. Boley (her interest) dated March 29, 1984 and recorded April 5, 1984 in Deed Volume 1209 at Page 971 in the RMC Office for Greenville County, SC.

which has the address of 29 Hindman Drive Greenville SC 29609 (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.

400 3 1A01

0 3 3 0

4328-172