

JUN 28 2 11 PM '84

THIS MORTGAGE is made this 28th day of June 1984, between the Mortgagor, Larry Lee Kiser and Karen Sue Kiser (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 Sixty-eight Thousand, Eight Hundred (\$68,800.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 28, 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 July 1, 2014

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 situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot No 13 of Heritage Lakes Subdivision, and being shown on a plat entitled "Heritage Lakes Subdivision, Lot No 13, Property of San-Del Builders", said plat being prepared by Freeland and Associates, Engineers and Land Surveyors, dated April 4, 1984, recorded in the RMC Office for Greenville County in Plat Book 10-0 at Page 25, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of Harness Trail, at the joint front corner of Lots Nos 13 and 14, and running S. 16-56-48 E. 87.77 feet to an iron pin; thence turning and running S. 24-02-32 W. 32.68 feet to an iron pin; thence turning and running S. 74-07-35 W. 223.36 feet to an iron pin; thence turning and running with the property now or formerly of J. H. Pike, N. 1-40-58 E. 180.00 feet to an iron pin; thence turning and running S. 88-19-02 E. 197.19 feet to an iron pin on the westerly side of Harness Trail, the point of beginning.

This is the same property conveyed to the Grantors herein by the Deed of San-Del Building, said Deed being recorded in the RMC Office for Greenville County in Deed Book 1215 at Page 875, recorded, June 28, 1984

LK
KSK

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
JUN 28 1984 TAX \$ 27.52

which has the address of 401 Harness Trail Simpsonville SC 29681 (Street) (City) (herein "Property Address"); (State and Zip Code)

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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