



Provisionary Stamps are figured on the amount financed: \$ 8,130.70

# MORTGAGE

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THIS MORTGAGE is made this twenty fourth day of May 19 84, between the Mortgagor, David E. and Deborah D. Kelly (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, four hundred, thirty six and 60/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 24, 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 June 10, 1989

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 peice, parcel or lot of land in the County of Greenville, State of South Carolina, on Alabama Avenue, Being shown and disignated as Lot No. 5, Block B on plat of H.K. Townes Subdivision recorded in the RMC Office for Greenville County, South Carolina in Plat Book W. Page 13 and a more recent plat of David E. and Deborah D. Kelly prepared by Richard Wooten Land Surveying Company as recorded in the RMC Office for Greenville County in Plat Book 6-0, Page 59, and having accoridng to the more recent plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Alabama Avenue at the joint front corner of Lots 5 and 6 and running thence with the common line of said Lots, N. 29-17 E., 204.24 feet to an iron pin; running thence along the rear of Lot 5 S. 60-43 E., 65.0 feet to an iron pin, joint rear corner of Lots 5 and 4; running thence with the common line of said Lots S. 29-17 W., 203.07 feet to an iron pin on Alabama Avenue; running thence with said Avenue N. 60-43 W., 65.0 feet to an iron pin, the point beginning.

This is the identical property conveyed to the grantor by deed of Ronald Woodrow Brown as recorded in the RMC Office for Greenville County in Deed Book 1067, Page 527 dated October 28, 1977.

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

This is the same property conveyed by Deed of Guy C. Saylor unto David E. and Deborah D. Kelly, dated May 18, 1978 recorded May 25, 1978, in the RMC Office for Greenville County, South Carolina, volume 1077 page 718.

which has the address of 13 Alabama Avenue, Greenville, SC 29611 (herein "Property Address");  
[Street] [City] [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 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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