



MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 5,006.04

THIS MORTGAGE is made this 28th day of June 1984, between the Mortgagor, Jill Rees Kintigh (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 six and 04/100 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 15, 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 piece, parcel or lot of land situate, lying and being in the state of South Carolina, County of Greenville, being known and designated as Lot No. 61 on plat of FORRESTER WOODS, SEC. 3, recorded in the RMC Office for Greenville County in Plat Book 4R, Page 51 and also as shown on a more recent survey prepared by Freeland & Associates, dated December 30, 1982, entitled "Property of James A. Bruorton, III and Linda A. Bruorton", recorded in the RMC Office for Greenville County in Plat Book 9-L, Page 65, and having, according to the more recent survey, the following metes and bounds, to wit:

BEGINNING at an iron pin on the eastern side of rockbridge Road, joint corner of Lots 61 and 64 and running thence along said Rockbridge Road, N 16-52 E. 60.0 feet to an iron pin; thence still along Rockbridge Road, N 9-34 E 116.9 feet to an iron pin at the intersection of Rockbridge Road and Cold Springs Road; thence with said intersection, N 64-30 E 28.7 feet to an iron pin; thence along the southern side of Cold Springs Road, S 60-30 E 100.0 feet to an iron pin; thence turning and running along the line of Lot 62, S 16-56 W 165.0 feet to an iron pin; thence turning and running along a portion of the line of Lot 64, N 77-50 W 104.1 feet to an iron pin on the eastern side of Rockbridge Road, the point of beginning.

This is that same property conveyed by deed of James A. Bruorton and Linda A. Bruorton to Jill Rees Kintigh, dated June 20, 1984 recorded June 20, 1984 in Volume 1593, at Page 217, in the R.M.C. Office for Greenville County.

which has the address of 101 Rockbridge Rd, Greenville, S.C. 29607 (Street) (City) (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 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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