

# MORTGAGE

THIS MORTGAGE is made this 30th day of July 1984, between the Mortgagor, Ellen C. Corley (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 four thousand two hundred fifty nine and 20/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 30, 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 8-10-1994

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 piece, parcel or lot of land situate, lying and being in the City of Greenville, Greenville County, South Carolina, and being shown as Lot 3 on a plat of the property of D.R. Cain, Trustee, recorded in the R.M.C. Office for Greenville County in Plat Book H, Page 135, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Cary Street (formerly Croft Street) at the joint front corner of Lots 2 and 3 and running thence with the common line of said lots, N. 19-26 E., 106 feet to an iron pin; thence N. 71-45 W., 50 feet to an iron pin; thence S. 19-26 W., 105.6 feet to an iron pin on the northerly side of Cary Street; thence with said Street, S. 71-34 E., 50 feet to the point of beginning.

This is that same property conveyed by deed of Rose Marie Phillips to Ellen C. Corley, dated 4-28-78, recorded 5-1-78, in volume 1078 at page 187 of the RMC Office for Greenville County, SC.

which has the address of 413 Cary Street 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 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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