



Documentary Stamp is figured on the amount financed \$ 1,296.07

# MORTGAGE

VOL 1579 PAGE 905

THIS MORTGAGE is made this 17th day of August 1984, between the Mortgagor, Margie O. Freeman (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 Four thousand two hundred ninety-six and 07/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 17, 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 September 1, 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 certain piece, parcel or lot of land in the State of South Carolina County of Greenville being known and designated as Lot No. 95 on a plat of STONEWOOD Subdivision recorded in the RMC Office of Greenville County in Plat Book 4-F at page 16 and being shown on a more recent plat of property of Margie O. Freeman prepared by Carolina Surveying dated August 21, 1972 and having according to the more recent survey, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeasterly side of Laverne Circle at the joint front corner of Lots 94 and 95 and running thence with the joint line of said lots, S. 59-32 E. 222 feet to an iron pin; thence N. 30-17 E. 80 feet to an iron pin on the line of Lot No. 98; thence N. 60-27 W. 245 feet to an iron pin at the joint corner of Lots 95 and 96, said iron pin being on the Southeastern side of Laverne Circle; thence with the side of said Laverne Circle, S. 29-33 W. 10 feet to an iron pin; thence continuing with Laverne Circle, S. 11-08 W. 70 feet to the point of beginning.

This is the same property conveyed by deed of A.J. Prince Builders, Inc, dated 8-21-72, recorded 8-24-72 in Deed Volume 953, Page 58 in the Office of the RMC for Greenville County, South Carolina.

which has the address of 101 Laverne Circle Fountain Inn South Carolina 29644 (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.

061-30-00775258

\$ 1,296.07

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RECORDED

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