

9253

Derivation: Deed from American Service Corp., recorded September 4, 1984 in Deed Book 1220 at page 924, 015

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MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on August 30, 1984 The mortgagor is Thomas T. Williams, Jr. and Kathryn S. Williams ("Borrower"). This Security Instrument is given to AMERICAN FEDERAL BANK, FSB, which is organized and existing under the laws of THE UNITED STATES OF AMERICA, and whose address is POST OFFICE BOX 1268, GREENVILLE, SOUTH CAROLINA 29602 ("Lender"). Borrower owes Lender the principal sum of Seventy-one thousand two hundred & no/100ths Dollars (U.S. \$71,200.00). This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on September 1, 2014. This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in Greenville County, South Carolina:

ALL that piece, parcel or lot of land, with all improvements thereon or hereafter constructed thereon, situate, lying and being on the southwestern side of Rabon Court in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 3 and a portion of Lot No. 2 on Plat of Powderhorn, Section I, prepared by Piedmont Engineers and Architects, dated July 26, 1973, revised January 7, February 26 and March 1, 1974, recorded in Plat Book 4X at Page 95 and being described more particularly by recent plat of Thomas T. Williams and Kathryn S. Williams prepared by Freeland and Associates, dated August 24, 1984, recorded in Plat Book 10-W at Page 65, to wit:

BEGINNING at an iron pin on the southwestern side of Rabon Court in the front line of Lot No. 2 which iron pin is 85 feet more or less from the intersection of Rabon Court and Powderhorn Road, and running thence through Lot No. 2, S 38-42 W, 117.67 feet to an iron pin in the rear line of Lot No. 2; thence N 56-55 W, 105.7 feet to an iron pin at the joint rear corner of Lots 3 and 4; thence along the common line of Lots N 35-00 E, 90 feet to an iron pin on the cul-de-sac of Rabon Court; thence along the cul-de-sac of said Court, N 87-20 E, 57.30 feet to an iron pin; thence continuing along Rabon Court S 51-35 E, 68 feet to an iron pin, the point of BEGINNING.

which has the address of 103 Rabon Court, Simpsonville, SC 29681 (Street) (City) South Carolina (Zip Code) ("Property Address");

TO HAVE AND TO HOLD such property 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 rights and stock and all fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument 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 and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

4328-W-21