

MORTGAGE

Deed of Mortgage
the amount of \$ 13,067.93

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THIS MORTGAGE is made this... second... day of... October...
19. 84. between the Mortgagor, Margaret R. Edwards
..... (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... Thirteen thousand, sixty-seven
dollars and 93/100..... Dollars, which indebtedness is evidenced by Borrower's note
dated... October 2, 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... October 20, 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 lot of land in Greenville County, State of South Carolina, lying on the south-
westside of Hiawatha Drive in Chick Springs Township, near the City of Greenville, shown
as Lot 224 on a plat of Botany Woods, Sector V, recorded in Plat Book YY, at pages 6 and
7 and according to said plat being more particularly described as follows:

BEGINNING at an iron pin on the southwest side of Hiawatha Drive at the front corner of
Lot 225 and running thence with the line of said lot S. 33-37 W. 178.4 feet to an iron
pin; thence N. 54-39 W. 116 feet to an iron pin at the rear corner of Lot 223; thence
with line said lot N. 35-25-E. 184.6 feet to an iron pin on the southwest side of
Hiawatha Drive; thence with the southwest side of said drive S. 51-15 E. 110 feet to
the beginning."

This conveyance is made subject to the easements, restrictions or rights of way which
may be of record in the R.M.C. Office for Greenville County, South Carolina.

The Grantee hereby assumes and agrees to pay that certain mortgage held by Fidelity
Federal Savings and Loan Association, recorded in the R.M.C. Office for Greenville
County in Mortgage Book 863, at page 515, in the amount of 13,500.00.

This is that same property conveyed by deed of Robert B. Landers Sr. to Leonard P. & Margaret
R. Edwards, dated Nov. 16, 1961 recorded Feb. 17, 1962 in Volume 692 at Page 388
in the R.M.C. Office for Greenville County.

This is also that same property conveyed by deed of Leonard P. Edwards (his
undivided one-half interest to Margaret Ruth H. Edwards dated July 27, 1973
and recorded March 22, 1974 in Deed Volume 995 at Page 732 in the RMC Office
for Greenville County, SC.

3 OCT 1984 3 0024 84 928 4.0001

which has the address of... 29 Hiawatha Dr..... Greenville.....
[Street] [City]
South Carolina 29615... (herein "Property Address");
[State and Zip Code]

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improve-
ments 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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