



MORTGAGE

1506853  
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THIS MORTGAGE is made this 8th day of October 1984, between the Mortgagor, Marvin O. Smith (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 Nine Thousand One Hundred Sixty and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 8, 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 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 certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, on the north side of Riverview Drive, being shown and designated as Lots 12 and 13 on a plat of Riverdale by Dalton & Neves, July 1957, recorded in the RMC Office for Greenville County in Plat Book KK, at Page 107, and having according to said plat the following metes and bounds, to wit:

Beginning at a point on the north side of Riverview Drive, joint corner of Lots 14 and 13, and running thence along the common line of said lots N 16-51 W 250 feet to a point; thence S 73-09 E 200 feet to a point, joint rear corner of Lots 11 and 12; thence along the common line of said lots S 16-51 W 250 feet to a point on the North side of Riverview Drive; thence along said Riverview Drive N 73-09 W 200 feet to the point of beginning.

This is the same property conveyed by deed of C. E. Robinson, Jr. Trustee unto Marvin O. Smith, dated 4-24-70 Recorded 4-24-70 in Volume 888 at Page 471 of the RMC Office for Greenville County, Greenville, S. C.

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which has the address of Route 11, Riverview Drive, Greenville, S. C. 29611 (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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