

MORTGAGEE'S ADDRESS:
101 East Washington Street
Post Office Box 1268
Greenville, S. C. 29602

FILED
GREENVILLE CO. S.C. **MORTGAGE**

Vol 1691 - 964

Nov 30 9 24 AM '84

26th NOVEMBER

THIS MORTGAGE is made this 26th day of NOVEMBER 1984 between the Mortgagor, DONNIE S. TAYLOR, SHERLEY THRAILKILLE AND SYBLE C. THRAILKILLE (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").

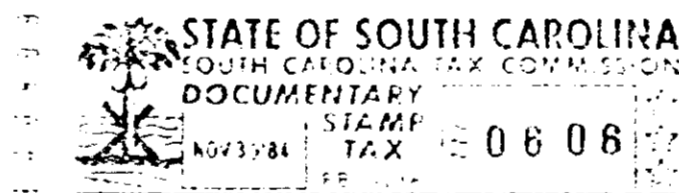
WHEREAS Borrower is indebted to Lender in the principal sum of TWENTY-THOUSAND ONE HUNDRED TWENTY-EIGHT AND 46/100 (\$20,128.46) Dollars, which indebtedness is evidenced by Borrower's note dated November 26, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 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 certain piece, parcel or lot of land with all improvements thereon or hereafter constructed thereon in the State of South Carolina, County of Greenville; near the City of Greenville, and being known and designated as Lot No. 21 of the property of William R. Timmons, Jr. according to a plat of record in the R.M.C. Office of Greenville County in Plat Book XX at Page 9 and having the following metes and bounds, to-wit:

BEGINNING at a point on the Southeastern side of Lilac Street at the joint front corner of Lots 20 and 21 and running thence with the Southeastern side of Lilac Street N. 38-35 E. 67.1 feet to a point; thence continuing with the Southeastern side of Lilac Street N. 31-49 E. 53 feet to a point; thence S. 58-11 E. 150 feet to a point; thence S. 29-13 W. 159.6 feet to a point; thence N. 44-39 W. 170 feet to the point of beginning.

Derivation: Deed Book 758, Page 265 - William R. Timmons, Jr. 5/14/64



which has the address of 5 Lilac Street, Berea, Greenville
[Street] [City]
S. C. 29611 (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 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.

SOUTH CAROLINA 1 to 4 Family 6 75 FNMA FHLMC UNIFORM INSTRUMENT

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