

FILED
GREENVILLE CO. MORTGAGE

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THIS MORTGAGE is made this 20th day of December 1984 between the Mortgagor, ROBERTA L. KRIPLEAN (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").

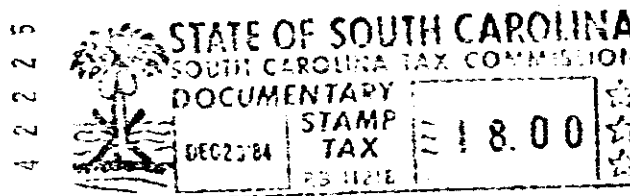
WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty Thousand & No/100 (60,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 20, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 1, 1995

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 near the City of Greenville, County of Greenville, State of South Carolina at the southwestern intersection of Poinsett Highway and Burgess Street as set forth on a plat prepared by Freeland & Associates, R.L.S. dated January 10, 1983 and recorded in the R. M. C. Office for Greenville County, South Carolina in Plat Book 9-L at Page 90 and being further described entitled "Property of Peggy Searce" prepared by Richard D. Wooten, Jr., R.L.S. dated December 17, 1984 and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an old nail on the western edge of the right of way of Poinsett Highway and running thence with the western edge of the right of way Poinsett Highway S. 13-52 E., 51.87 feet to an old nail, joint front corner of Lot 66; thence turning and running along the line of Lot 66 S. 86-42 W., 173.76 feet to an old iron pin; thence N. 03-37 W., 75.0 feet to an old iron pin along the southern edge of Burgess Street; thence running along the southern edge of Burgess Street N. 86-42 E., 135.90 feet to an old nail; thence S. 53-27 E., 37.47 feet to an old nail along the western edge of the right of way of Poinsett Highway, the point of beginning.

This being the same property conveyed to the mortgagor herein by deed of Roberta L. Kriplean to be recorded herewith.



which has the address of Poinsett Highway, Greenville, South Carolina (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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