

Vol 1672 Page 620

GRE  
JUL 16 9 15 AM '84  
DONALD W. ADAMS  
R.M.C.

RECEIVED

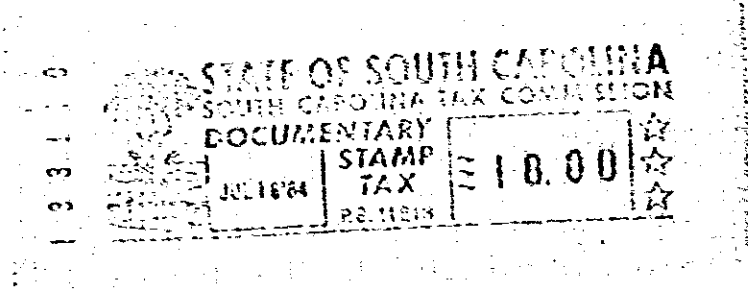
(Space Above This Line For Recording Data)

### MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on July 11, 1984. The mortgagor is Neela I. Vakharia ("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 Sixty Thousand and NO/100 (\$60,000.00) Dollars (U.S. \$ 60,000.00). 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 August 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 certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, on the southeast side of Boxwood Lane and being shown and designated as Lot No. 75 of KING ACRES SUBDIVISION, as shown on a new plat recorded in the RMC Office for Greenville County on even date herewith, reference to said plat being made for a more complete description.

This is the same property as conveyed to the Mortgagor herein by deed of James A. McGaughy by deed recorded in the RMC Office for Greenville County in Deed Book 907 at Page 5 on January 20, 1971. Also by deed of Indu Vakharia recorded in the RMC Office for Greenville County in Deed Book 1089 at Page 549 on October 9, 1978.



which has the address of 103 Boxwood Lane, Greer, South Carolina 29651 ("Property Address");  
[Street] [City] [Zip Code]

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 seised 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.

600# 21801

4328-172