



Documentary Stamps are figured on the amount financed: \$ 9907.96

# MORTGAGE

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THIS MORTGAGE is made this 2nd day of December 1983, between the Mortgagor, Barbara B. Durham (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 Sixteen Thousand-thirty-eight and no/100 (16,038.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 2, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on Jan. 1, 1992

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 the County of Greenville, State of South Carolina known and designated as Lot No. 45 on a plat of Coleman Heights, recorded in the R.M.C. Office for Greenville County in Plat Book KK, at Page 29 and having according to said plat, and a recent survey made by R. K. Campbell Engineer, dated January 2, 1963, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of Alta Vista Circle, the joint front corner of Lots 44 and 45, thence with the joint line of said lots N.10-32 E.327.8 feet to an iron pin on the south side of a 20 foot alley thence N. 74-0 E. 54.6 feet to an iron pin; thence turning with the south-west side of said alley S. 38-30 E. 74.2 feet to an iron corner of Lot No. 46; thence with the line of said lot S. 68-0 W. 201.2 feet to an iron pin; thence turning and continuing with the line of said lot S. 1-20 E. feet to an iron pin on the north side of Alta Vista Circle; thence with the curve of the north side of said Street, S. 87-02 W. 100 feet to a point; thence continuing N. 76-56 W. 100 feet to the beginning corner.

This is that same property conveyed by deed of James E. Durham to Barbara B. Durham dated 4-21-75, recorded 4-22-75, in volume 1-17 at page 183 of the RMC Office for Greenville County, S.C.

which has the address of Rt. # 4, Box 366, Alta Vista Cr., Travelers Rest, S. C. S. C. 29690 (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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