



SECOND MORTGAGE

VOL 1044 PAGE 248

Documentary Stamps are figured on the amount financed: \$ 8013.24.

THIS MORTGAGE is made this 12th day of December 1983, between the Mortgagee, Thanh D. Van and Kim Chi Van (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 Ten thousand six hundred seven and 04/100 Dollars, which indebtedness is evidenced by Borrower's note dated Dec. 12, 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 January 1988.

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 county of Greenville, State of South Carolina, being known and designated as lot 67, Westminster Village, Sec. I, Property of Thanh Dinh Van, on a plat thereof made by Heaner Engineering Co. Inc. M.L. Baker RLS February 28, 1979 recorded in the RMC Office for Greenville County South Carolina in Plat Book 7-D at Page 90, and having according to said plat the following metes and bounds, to wit:

Beginning at an iron pin at the joint front corner of lots nos. 67 and 68 and running thence along the common line of said lots N.86-44W. 134.08 feet to an iron pin: thence running along the common line of lots No. 63 and 67 N. 03-16E. 90.0 feet to an iron pin: thence along the common line of lots No.66 and 67 S. 86-44. E. 134.08 feet to an iron pin on the West side of Phillips Lane: thence along the said Phillips Lane S.03-16 W 90.0 feet to an iron pin, the point of beginning.

This conveyance is made subject to all covenants, setback lines, roadways zoning ordinances, easements and right of way, if any, affecting the above described property.

This is a portion of that property conveyed to the Grantor herein by deed of Investors Five General Partnership recorded in the RMC Office for Greenville County in Deed Book 1031, at Page 764, February 18, 1976.

Derivation: This is the same property conveyed by deed of Westminster Co. to Thanh D. Van and Kim Chi Van, dated 4-25-79, recorded 4-26-79, in volume 1101 at page 296, in the RMC Office for Greenville County, S.C.

which has the address of Rt.4 Phillips Lane Greer, S.C. 29651 (Street) (City) (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 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.

