

FILED
1983 JUL 26 9 11 AM
SOUTH CAROLINA

MORTGAGE

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THIS MORTGAGE is made this 26th day of July, 1983, between the Mortgagor, David C. Raines (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-nine hundred, twenty-two and 80/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 26, 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 August 15, 1987

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 lot of land in Greenville County, South Carolina, being known and designated as Lot No. 112 on a plat of Addition to Section 3 of Dunean Mills Subdivision, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book "Z" at page 61, and being more fully described according to said plat as follows:

BEGINNING at an iron pin on the Eastern edge of Wallace Street at the joint front corner of Lots 111 and 112, and running thence with the joint line of said lots, S. 64-22 E., 151 feet to an iron pin; thence N. 25-38 E. 75 feet to an iron pin, rear corner of Lot 113; thence with the line of said lot, N. 64-22 W., 151 feet to an iron pin on the Eastern edge of Wallace Street; thence with said Street S. 25-38 W. 75 feet to the point of beginning.

This is the same property conveyed to the Mortgagor herein by Deed from Bobby Gene Reid, Jr. and Linda C. Reid of even date to be recorded herewith in the R.M.C. Office for Greenville County, S.C.

STATE OF SOUTH CAROLINA
RECORDS AND DEEDS DIVISION
DOCUMENTARY
STAMP TAX
02.80

which has the address of 8 Wallace Street Greenville, S.C. (herein "Property Address");
[Street] [City]
[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.

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