



Documentary Stamp is figured on the amount financed. \$ 13,434.10

MORTGAGE

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THIS MORTGAGE is made this 11th day of May 1984 between the Mortgagor, Elford B. Wilder and Jane C. Wilder (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 Eighteen Thousand Eight Hundred Seventy Six and 00/100ths Dollars, which indebtedness is evidenced by Borrower's note dated May 11, 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 May 20, 1989

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 on the southeast side of Wembley Road, in the City of Greenville, Greenville County, South Carolina, being shown as lot No. 307 on plat of Section B. of GOWER ESTATES, made by R. K. Campbell, Surveyor, December, 1961, and recorded in the R. M. C. Office for Greenville County in Plat Book XX at Pages 36 and 37, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeast side of Wembley Road, at the joint front corner of Lots 306 and 307, and runs thence along the line of Lot 306, S. 48-48 E. 194 feet to an iron pin; thence S. 45-35 W. 113.2 feet to an iron pin; thence with the line of Lot 308, N. 44-25 W. 179.3 feet to an iron pin on the southeast side of Wembley Road; thence with the curve of Wembley Road, the chord of which is N. 37-22 E. 100 feet to the beginning corner.

This being the identical property conveyed to the Grantor herein by deed of Lorraine M. Heron and Thomas G. Heron, dated June 14, 1973, and recorded June 15, 1973, in Greenville County Deed Book 976 at Page 831.

LESS, HOWEVER: That triangular strip of land heretofore conveyed by Marietta B. Kelly to Bess M. McEachern, by deed dated February 11, 1976, and recorded February 12, 1976, in Greenville County Deed Book 1031 at Page 546. See Greenville County Plat Book 5-Q at Page 64 for a survey of said triangular strip. This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights of ways, if any, affecting the above described property.

This is the same property conveyed to Elford B. Wilder and Jane C. Wilder by deed from Marietta B. Kelly dated October 29, 1976 and recorded October 29, 1976 in the R. M. C. Office of Greenville County, South Carolina in Deed Volume 1045 at Page 373.

which has the address of 529 Wembley Road, Greenville, South Carolina (City) (Street) (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 seized 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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