

# MORTGAGE

VOL 1689 PAGE 658

THIS MORTGAGE is made this 18th day of October 19 84, between the Mortgagor, Richard Bossman and Susan Bossman (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 Eleven Thousand Sixty Seven and 33/100 Dollars, which indebtedness is evidenced by Borrower's note dated 10-18-84 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 1994

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 Greenville County, South Carolina, being the greater portion of Lot No. 7 as shown on plat of Sunrise Terrace, prepared by Piedmont Engineers and Architects, recorded October 11, 1972 in plat book 4R at page 45 in the RMC Office for Greenville County, and having the following metes and bounds:

Beginning at an iron pin at the intersection of Taylors Road and Sunrise Drive, and running thence with Sunrise Drive N. 70-04 E. 219.9 feet to an iron pin; thence with line of Lot No. 8, S. 19-56 E. 80 feet to an iron pin joint rear corner of Lots 6 & 7; thence with a new line through Lot 7, S. 61-01 W. 162.4 feet to a point on the northeastern side of Taylors Road; thence with said road, N. 44-54 W. 45 feet to an iron pin; thence continuing with said road N. 51-59 W. 76.4 feet to the point of beginning.

This is the same lot conveyed to grantor by Devenwood Land Company, a general partnership, by deed dated March 17, 1977 recorded March 23, 1977 in deed vol. 1053 page 261 of the RMC Office for Greenville County, S.C., and is conveyed subject to any restrictions, reservations, zoning ordinances or easements that may appear of record, on the recorded plat or on the premises.

This is the same property conveyed by deed of Mattox and Dillard Inc. unto Richard J. and Susan S. Bossman, dated 10/13/77, and recorded 10/14/77 in volume 1066 at page 755 of the RMC Office for Greenville County, Greenville, S.C.

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which has the address of 8 Sunrise Drive Taylors (City) SC 29687 (State and Zip Code) (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 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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