

Documentary Stamps are figured on the amount financed \$ 12,674.00

MORTGAGE

VOL 1689 PAGE 674

THIS MORTGAGE is made this 19th day of October 1984 between the Mortgagor, Robert R. and Julia H. Jenkins

(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 twelve thousand sixty seven and 63/100 Dollars, which indebtedness is evidenced by Borrower's note dated 10/19/84 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on April 22, 1985

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 piece, parcel or lot of land in the city of Greenville on the northern side of East Prentiss Avenue and being known and designed as the major portion of Lot No. 7 of Block C on plat of Cagle-Park recorded in the R. M. C. Office for Greenville County in Plat Book "C", at page 238, and having, according to a more recent survey prepared by Campbell & Clarkson dated December 12, 1966, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of East Prentiss Avenue at the joint front corner of Lots Nos. 6 and 7 running thence along the joint line of said lots N. 29-40 W 158.9 feet to an iron pin; thence N. 86-03 E. 63 feet to an iron pin; thence S. 29-16 E. 64.1 feet to an iron pin, thence S 22-58 E. 93 feet to an iron pin on the northern side of East Prentiss Avenue, thence along the northern side of East Prentiss Avenue, thence along the northern side of said Avenue N. 89-58 W 52 feet to the point of beginning.

This is that same property conveyed by deed of Leonard M. Hawkins to Julia Hammond Jenkins, dated March 6, 1981, recorded 3/13/81, in Deed Volume 1144, at Page 259, in the R.M.C. Office for Greenville County, South Carolina.

which has the address of 11 E. Prentiss Ave., Greenville (City) SC 29605 (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 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.

GCTO -----1 NO14 84 028

4.0000