

MORTGAGE

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FILED GREENVILLE, S.C.

THIS MORTGAGE is made this 25th day of January 1984 between the Mortgagor, William L. Weede and Pamela P. Weede (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").

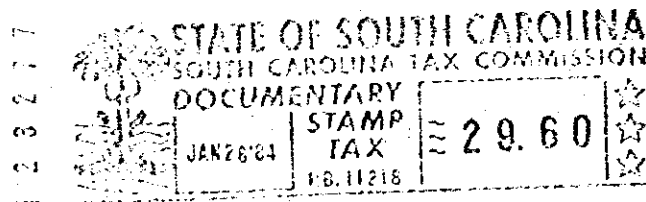
WHEREAS, Borrower is indebted to Lender in the principal sum of Seventy-four thousand and no/100ths (\$74,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated January 25, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 2014;

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, together with all improvements thereon, located, lying and being on the westerly side Old Hickory Point in the City of Mauldin, South Carolina, and being designated as Lot No. 17 on Plat entitled Section I, Forrester Woods, recorded in the RMC Office for Greenville County, South Carolina in Plat Book 4-N at Page 78, and being described more particularly according to Plat of William L. Weede and Pamela P. Weede prepared by Freeland and Associates dated January 24, 1984 and recorded in Plat Book 10-H at Page 7, to wit:

BEGINNING at an iron pin on the western side of Old Hickory Point at the joint front corner of Lots 16 and 17, and running thence along the common line said lots, N 62-19 W, 149.95 feet to an iron pin; thence S 26-42 W, 31.61 feet to an iron pin; thence S 25-29 W, 99.19 feet to an iron pin, the joint rear corner of Lots 17 and 18; thence, along the common line of said lots, S 72-16 E, 124.96 feet to an iron pin on the westerly side of Old Hickory Point; thence along said street on a curve, the chord of which is N 61-12 E, 40.99 feet to an iron pin; thence continuing along said street, N 27-36 E, 75.0 feet to an iron pin, the point of BEGINNING.

DERIVATION: Deed of Michael E. Amos and Lynn C. Amos recorded January 26, 1984 in Deed Book 205 at page 176 in the Greenville County RMC Office.



which has the address of Lot 17, Forrester Woods Subdivision, Old Hickory Point, Greenville Co., SC (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.

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