

GREENVILLE, S.C.  
MAR 30 11 54 AM '84

# MORTGAGE

THIS MORTGAGE is made this 29th day of March 19 84., between the Mortgagor, James Dennis Ryan and Vicki M. Ryan (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").

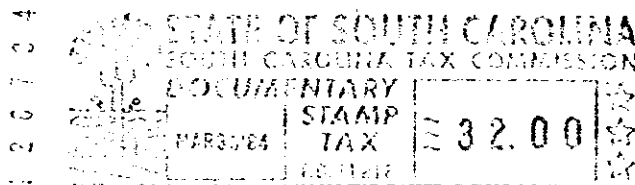
WHEREAS, Borrower is indebted to Lender in the principal sum of Eighty Thousand and no/100 (\$80,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 29, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on:

\* For monthly installments and interest rates, see SCHEDULE A attached.  
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 situate, lying and being on the southwestern side of Appomattox Drive in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 293, on a plat entitled "Map 2, Section 4, Powderhorn", prepared by C. O. Riddle, dated February 9, 1983, recorded in the RMC Office for Greenville County in Plat Book 9-F, at page 50, and having, according to a more recent plat entitled "Property of James Dennis Ryan and Vicki M. Ryan", prepared by Freeland & Associates, dated March 27, 1984, the following metes and bounds:

BEGINNING at an iron pin on the southwestern side of Appomattox Drive, at the joint front corner of Lots Nos. 292 and 293 and running thence with the line of Lot No. 292 S. 32-07 W. 140 feet to an iron pin in the line of property now or formerly of Land Fund Limited; thence with the line of Land Fund Limited N. 57-53 W. 81.21 feet to an iron pin in the line of Lot No. 294; thence with the line of Lot No. 294 N. 32-29-56 E. 140.02 feet to an iron pin on the southwestern side of Appomattox Drive; thence with the southwestern side of Appomattox Drive the following courses and distances: S. 57-42 E. 5.28 feet to an iron pin, thence S. 57-53 E. 75 feet to the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of American Service Corporation of S. C. by deed dated March 29, 1984, and recorded in the RMC Office for Greenville County in Deed Book 1209, at page 461, on March 30, 1984.



which has the address of Lot 293, Appomattox Drive, Simpsonville, S. C. 29681 (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.

GCTD --- 1 MR30 84 121

5 11 01

0690

74328 RW 2