

MORTGAGE

Documentary Stamps are figured on
the amount financed: \$ 5,726.96

1669 PAGE 56

THIS MORTGAGE is made this 23rd day of March 1984, between the Mortgagor, Robert N. Maloney and Blenda H. Maloney (herein "Borrower"), and the Mortgagee, American Federal Bank, F.S.B. 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 Seven Thousand One Hundred Sixty Four dollars and 60/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 23, 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 December 1, 1986

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 certain piece, parcel or lot of land in the State of South Carolina, County of Greenville, in Gantt Township, being known and designated at Lot No. 29 on a plat of the property of Belle Meada, recorded in Plat Book EE at pages 116-117 in the RMC Office for Greenville County, and having according to a more recent survey by R. W. Dalton, Engineer, on October 4, 1955, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Brookforest Drive at the joint corner of Lots 29 and 30 and running thence with the line of Lot 30 S 69-44 152.2 feet to an iron pin; thence N 19.0 W 75.05 feet to an iron pin joint rear corner of Lots 28 and 29; thence with the line of Lot 28 N 69-44 E. 150.5 feet to an iron pin on Brookforest Drive; thence with said Drive S 20-16 E 75 feet to the beginning corner

This is the identical property conveyed to Robert N. Maloney and Blenda H. Maloney by James Armon Daniel and recorded July 7, 1977 in Book 1060 of Deeds, Page 79 in the RMC Office for Greenville County, South Carolina.

which has the address of 111 Brookforest Drive Greenville, SC 29605 (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.

400 3 11A01

RECORD

201-826-172