



MORTGAGE

Amount figured on 2,658.22

THIS MORTGAGE made this 27th day of August 1984 between the Mortgagor, Lee Roy Arrowood and Gail D. Arrowood (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 Three Thousand Eight Hundred Twenty Five dollars and 60/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 27, 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 Sept. 20, 1989.

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 lying in the State of South Carolina, County of Greenville, being shown and designated as Lot 17 on a Plat of Holly Springs Subdivision, Section 1, prepared by Piedmont Engineers and Architects, dated February 23, 1971, and recorded in the R.M.C. Office for Greenville County in Plat Book 4-N, page 5, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern edge of Brook Bend Road, at the joint front corner of lots 16 and 17 and running thence with Brook Bend Road, S. 79-43 E., 80.1 ft. to an iron pin at the intersection of Brook Bend Road and Black Gum Court; thence with said intersection, S. 33-37 E., 34.7 ft. to an iron pin on the Western edge of Black Gum Court; thence with the Western edge of Black Gum Court, S. 12-30 W., 125.0 ft. to an iron pin at the joint corner of lots 17 and 18; thence with the joint line of lots 17 and 18, N. 79-47 W., 99.34 ft. to an iron pin at the joint rear corner of lots 16 and 17; thence with the joint line of said lots, N. 10-17 E., 150.0 ft. to an iron pin at the point of beginning.

This is that same property conveyed by deed of A. Y. Rosamond and Ruby M. Rosamond to Lee Roy Arrowood and Gail D. Arrowood dated December 15, 1971 and recorded December 20, 1971 in deed Volume 932 at Page 146 in the RMC Office for Greenville County, South Carolina.

GCTO -----3 SEP 11 84 019

which has the address of 100 Black Gum Court, Mauldin, SC 29662 (herein "Property Address"); (Street) (City) (State and Zip Code)

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.

4.0000