

FILED
GREENVILLE CO. S.C.
Nov 21 3 19 PM '84
DONNIE S. TANKERSLEY
R.M.C.

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MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on November 14, 1984. The mortgagor is Bernard A. Heath, Jr. and Arleen N. Heath ("Borrower"). This Security Instrument is given to AMERICAN FEDERAL BANK, FSB, which is organized and existing under the laws of THE UNITED STATES OF AMERICA, and whose address is POST OFFICE BOX 1268, GREENVILLE, SOUTH CAROLINA 29602 ("Lender")

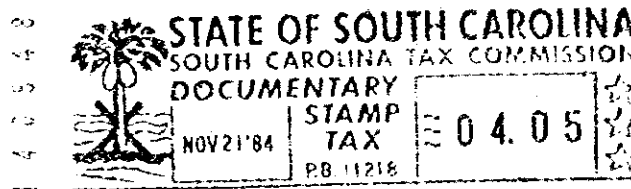
Borrower owes Lender the principal sum of Thirteen Thousand Four Hundred Forty and NO/100 Dollars (U.S. \$13,440.00). This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on December 1, 1994. This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in Greenville County, South Carolina:

ALL that certain piece, parcel or tract of land on the N. E. side of Perrin Street, being whown as the major portion of lot No. 2 on plat of the property of Ed B. Smith made by Pickle and Pickle, January 15, 1946, recorded in Plat Book No. "S" at Page 23, and being shown on Plat of property of Bernard A. Heath, Jr. dated July 7, 1980 and recorded in Plat Book 8-C, Page 29 in the RMC Office for Greenville County. Said Plat is specifically referred to for a more complete property description.

ALSO ALL my right and easement to use a joint 10 foot driveway running along Lots 2 and 3.

This property is subject to all restrictions, easements, rights-of-way, roadways and zoning ordinances affecting the above described property.

This is that same property conveyed to Mortgagor by deed of Marie Reaves Smith, recorded in the RMC Office for Greenville County on July 11, 1980, in Deed Book 1128, at page 969.



which has the address of 106 Perrin Street Greenville South Carolina 29601 ("Property Address");

TO HAVE AND TO HOLD such property 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 rights and stock and all fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument 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 and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

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