



MORTGAGE

Documentary Stamps are figured on the amount lent \$ 3,555.44 VOL 1662 PAGE 333

THIS MORTGAGE is made this Twentieth day of March 1984 between the Mortgagor, William G. and Mary F. Meehan (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 Four thousand four hundred dollars and twenty-eight one-hundredths Dollars, which indebtedness is evidenced by Borrower's note dated March 20, 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 April 1, 1987

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, aprcel or lot of land, situate, lying and being in Greenville County, South Carolina, containing 0.64 acres, more or less, and being more fully described according to a plat of "Survey for William G. Meehan" dated August 16, 1978, prepared by C. O. Riddle, R.L.S. and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 6-S at Page 61, and having according to said plat the following metes and bounds:

BEGINNING at an old iron pin near the Southern edge of State Park Road and running thence N. 73-17 W. 60 feet to a Nail and Cap in the Center of State Park Road; thence along the center of said road S. 62-35 W. 100 feet to a Nail and Cap; thence continuing along the center of said road S. 49-30 W. 100 feet to a Nail and Cap; thence continuing along the center of said road S. 25-05 W. 100 feet to a Nail and Cap; thence continuing along the center of said road S. 9-42 W. 126.5 feet to an old iron pin; thence N. 42-31 E. 347.6 feet to a point; thence N. 44-02 E. 73.4 feet to the beginning corner, and being a portion of the property described in a deed from Ernest W. Stokes to Jesse M. Pitman by deed dated February 15, 1956 and recorded on February 20, 1956 in said RMC Office in Deed Book 545 at Page 424.

This property is subject to existing easements, restrictions and rights-of-ways upon or affecting said property.

This is that same property conveyed by deed of Jesse M. Pitman to William F. and Mary F. Meehan, dated August 23, 1978 and recorded August 23, 1978 in volume 1085 at page 963, of the RMC Office for Greenville County, South Carolina.

(This is the same property from William Vance Rainey on August 23, 1978 and recorded August 23, 1978 in deed volume 1085 at page 964 of the RMC Office for Greenville County, South Carolina)

which has the address of Route 5, State Park Road Greenville

South Carolina 29609 (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

0 3 3 0

7328-172