

MORTGAGE

THIS MORTGAGE is made, this 31st day of May, 1984, between the Mortgagor, Mark D. Ronan and Judith B. Ronan (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").

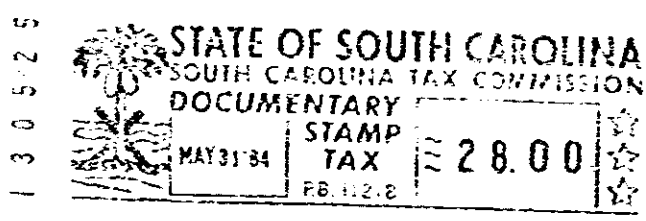
WHEREAS, Borrower is indebted to Lender in the principal sum of Seventy Thousand and no/100 (\$70,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 31, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 2014.

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 western side of the cul-de-sac of Bayberry Road, in Greenville County, South Carolina, being shown and designated as Lot No. 236, on a plat entitled "Devenger Place, Section No. 11", recorded in the RMC Office for Greenville County in Plat Book 7-C, at page 91, and having, according to a more recent plat entitled "Property of Mark D. Ronan and Judith B. Ronan", prepared by Freeland & Associates, dated May 21, 1984, the following metes and bounds:

BEGINNING at an iron on the western edge of the cul-de-sac of Bayberry Road at the joint front corner of Lots Nos. 236 and 237, and running thence with the line of Lot No. 237 N. 83-45 W. 165.7 feet to an iron pin; thence N. 03-27 W. 128.1 feet to an iron pin; thence N. 78-29 E. 81.4 feet to an iron pin in the line of Lot No. 235; thence with the line of Lot No. 235 S. 44-35 E. 144 feet to an iron pin on the western side of the cul-de-sac of Bayberry Road; thence with the curve of the western side of said cul-de-sac, the chord of which is S. 08-07 W. 60.2 feet to the point of beginning.

This is the identical property conveyed to the mortgagors herein by deed of John B. Mayotte, Jr. and Elizabeth K. Mayotte, dated May 31, 1984, and recorded in said RMC Office in Deed Book _____, at page _____, on May 31, 1984.



which has the address of 111 Bayberry Road, Greer, S. C. 29651 (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 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.

50000 21801

5150

4328 NV2