

GREENVILLE, S.C. MORTGAGE

JUN 7 3 13 PM '84

THIS MORTGAGE is made this 5th day of June 1984, between the Mortgagor, John N. Landreth, Sr. (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").

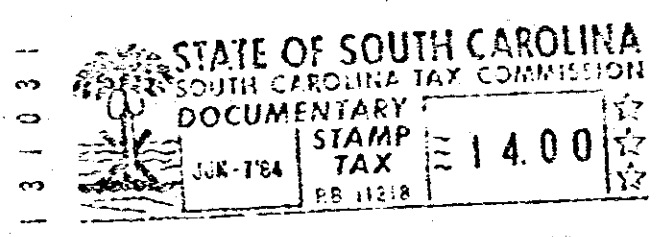
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Five Thousand and no/100ths (\$35,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 5, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 3, 1984

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 situate, lying, and being in the state of South Carolina, County of Greenville, being known as property of John N. Landreth, the Grantee, by plat of property by W. R. Williams, Engineer/Surveyor #3979 which plat is dated March 11, 1977, and recorded at Book of Plats 6B, page 6 RMC Office, Greenville County, and according to said plat being: more particularly described as follows, to-wit:

BEGINNING at an old iron pin at the Right of Way on Mill Road and running thence S 39-45 E 200 feet along Whitmire lands to an old iron pin; running thence with Whitmire lands S 54-30 W 100.4 feet to an old iron pin at Guest property; thence with lands of Guest N 39-32 W 99.1 feet to an old iron pin; thence continuing with lands of Guest S 50-28 W 123 feet to an iron pin at the Right of Way of Guest Street; thence with the Right of Way of Guest Street N 40-57 W 111.3 feet to an iron pin at the intersection of Guest Street and Mill Road; running thence along the Right of Way of Mill Road N 59-21 E 126.5 feet to an iron pin; continuing thence with the Right of Way of Mill Road N 49-18 E 100 feet to the point of BEGINNING.

This is that same property that was conveyed to John N. Landreth by Horace Miller by deed dated March 16, 1977 and recorded March 17, 1977, in Volume 1052, at page 981 in the RMC office for Greenville County, South Carolina.



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which has the address of Route 1 Slater Road Marietta (City) South Carolina 29661 (State and Zip Code) (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.

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