

**MORTGAGE**

FILED  
GREENVILLE, S.C.  
JUL 6 1 03 PM '84

THIS MORTGAGE is made this 25th day of May 1984, between the Mortgagor, Elizabeth Childress (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL BANK, FSB, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 E. Washington St. Greenville, S.C. (herein "Lender").

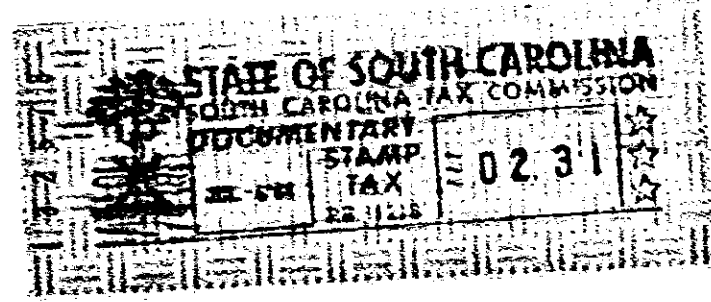
WHEREAS, Borrower is indebted to Lender in the principal sum of Seven Thousand Six Hundred Five Dollars and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 25, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 10, 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 and lot of land consisting of 1.45 acres on the south side of Slatton Shoals Road, Oaklawn Township, Greenville County, South Carolina, and further shown on a plat prepared by Carolina Surveying Co., dated December 28, 1979, with the following metes and bounds, to-wit:

Beginning in Slatton Shoals Road at a point, and thence S. 74-08 W. 450 feet to a point; thence N. 30-11 W. 145 feet to a point; thence N. 74-08 E. 450 feet to a point in the said Slatton Shoals Road, which is 834 feet, more or less, to the intersection of Slatton Shoals Road and Old Hundred Road; thence along said Slatton Shoals Road S. 30-11 E. 145 feet to the point of beginning.

This is the same property conveyed to John I. Childress and Elizabeth Childress by deed of Billy Steel Alverson dated 10 April 1980 and recorded in the R.M.C. Office for Greenville County in Deed Book 1123 at Page 735. Subsequent thereto the said John I. Childress conveyed his undivided interest therein to the said Elizabeth Childress by deed dated July 1984, and recorded in the R.M.C. Office for Greenville County in Deed Book at Page .



which has the address of Rt. 2 Slatton Shoals Rd. Pelzer, South Carolina 29669 (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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