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 DONALD S. WATSON  
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## MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on July 9, 1984. The mortgagor is Paul C. Aughtery, III ("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 Two Hundred Fifty Thousand and No/100 Dollars (U.S. \$ 250,000.00). 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 August 1, 2014. 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, located, lying and being in the County and City of Greenville, State of South Carolina, being shown and designated as Lot 80, Section Three, Collins Creek, as shown on plat entitled "Section Three, Collins Creek", dated July 19, 1982, prepared by G. O. Riddle, RLS, recorded in the RMC Office for Greenville County in Plat Book 8-P at Page 98, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the Southern side of the cul-de-sac of Parrish Court at the joint corner of the within tract and property belonging now or formerly to Jack E. and Bobby J. Collins and running thence along joint line of said tracts, N. 47-09 E., 197.92 feet to a point; thence S. 69-21 E., 22.37 feet to a point; thence N. 46-33 E., 123.77 feet to a point in the line of property now or formerly of Colonial Estates; thence N. 61-30 W., 469.84 feet to a point; thence S. 33-47 W., 188.83 feet to a point at the joint corner of Lot 78 and 80; thence along joint line of Lots 78 and 80, S. 48-02 E., 150 feet to a point; thence S. 28-09 E., 191.26 feet to a point on the Southern side of the cul-de-sac of Parrish Court; thence along a curve, the chord of which is S. 80-30 E., 61.08 feet to a point on the Southern side of the cul-de-sac of Parrish Court, the point and place of beginning.

This being a portion of the same property conveyed to the Mortgagor herein by deed of Collins Creek, Inc., recorded in the RMC Office for Greenville County in Deed Book 1172 at Page 393 on August 19, 1983.

which has the address of 7 Parrish Court Greenville South Carolina 29607 ("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.