

JUL 20 1984
Donnie S. Tankersley

VOL 1673 PAGE 415
Documentary Stamps are figured on
the amount financed: \$ 5,244.34

MORTGAGE

THIS MORTGAGE is made this 14th day of June 1984 between the Mortgagor, George D. Redmond and Susie M. Redmond (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 Ten thousand, two and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 14, 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 15, 1994

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 tract of land lying and being on the northeasterly side of Saluda River, near the City of Greenville, S.C., and being shown on a plat made by C.O. Riddle, dated March, 1962, entitled "Property of Ethel Durham", as a tract containing 48.67 acres, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeasterly bank of the Saluda River, common corner of property now or formerly of Henry D. and Sarah C. Fulbright, and running thence N 63-03 E 248.9 feet to an iron pin; thence S 76-29 E 440.2 feet to an iron pin; thence N 75-57 E 458.3 to an iron pin; thence N 18-36 W 178.5 feet to an iron pin, corner of property now or formerly of Iris A. Stansell; thence along the Stansell line N 51-58 E 776 feet to an iron pin in a branch' thence along the meanders of said branch as a line, N 3-48 W 210.3 feet to an iron pin in said branch; thence continuing on a traverse line with said branch, the same being rear lines of Lots 120 and 121 of leaving said branch as the line N 9-29 W 244 feet to an iron pin, corner of Lot 14-A, Dixie Farms, now or formerly owned by Palmer Sloan; thence S 75-59 W 842.8 feet to an iron pin in the rear line of lot 14, Dixie Farms, now or formerly owned by George W. Conwell; thence N 70-45 W 172.3 feet to an iron pin; thence N 75-51 W 718.2 feet to a stone, corner of property now or formerly belonging to Clarence O. and Nettie T. Sloan; thence S 57-15 W 264.3 feet to a stone, corner of property now or formerly belonging to James F. Zupan; thence S 6-57 E 1164 feet to an iron pin on the northerly side of the Saluda River; thence along said Saluda River as the line, the traverse lines being as follows: S 70-38 E 106.3 feet to a point of beginning.

This is that same property conveyed by deed of Horace A. Lockee to Geroge D. Redmond and Susie M. Redmond, dated 8/28/72, recorded 9/5/72, in volume 954, at Page 179, in the R.M.C. Office for Greenville County, S.C.

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which has the address of Rt 13 Bolling Rd, Greenville, South Carolina 29611 (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.

5,244.34