

FILED
SEP 11 1984
Donna B. Zuckersley

MORTGAGE

Vol. 1681 Page 80
Documentary Stamp is figured on
the amount financed \$ 11,067.33

THIS MORTGAGE is made this 8th day of August 1984 between the Mortgagor, Ricky M. Perry (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 Eleven Thousand Sixty-seven and 33/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 8, 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 August 20, 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 piece, parcel or lot of land lying and being in Oneal Township, Greenville County, State of South Carolina on the south side of Oneal-Church Street and shown on plat of property of Boyd C. Lister dated August 15, 1970 made by Terry T. Dill, as Lot 15, and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Oneal-Church Street at the joint corner of Lots 14 and 15 and runs thence along the line of Lot 14 S. 12-09 E. 195.5 feet to an iron pin; thence along the line of Lot 4 S. 76-55 W. 135 feet to an iron pin; thence along the line of Lots 1 and 2 N. 10-45 W. 203.5 feet to an iron pin on the south side of Oneal-Church Street; thence along Oneal-Church Street N. 80-12 E. 130 feet to the beginning corner.

This conveyance is SUBJECT to all restrictions, set back lines, roadways, easements and rights of way, if any, affecting the above described property.

This is that same property conveyed by deed of Sybil L. Lister to Ricky M. Perry, dated January 12, 1971, recorded January 12, 1971, in volume 906 at page 267 of the RMC Office for Greenville County, SC.

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which has the address of Rt. 17, Oneal Church Road, Greer, SC, 29651 (City) (herein "Property Address"); (State and Zip Code)

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.