



MORTGAGE

Documentary Stamp Tax [figure] on the amount of \$ 20,070.03

THIS MORTGAGE was made this 22nd day of August 1984 between the Mortgagor, Richard Lee Ellickson and Mary Jane Ellickson (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 Twenty thousand seventy and 03/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 22, 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 September 1, 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 tract of land, situate, lying and being in the County of Greenville, State of South Carolina, containing 1.37 acres, on the northeastern side of Putman Road, as shown on plat of property of Jerry Onnen, made by Carolina Surveying Co., R.B. Bruce, RLS, dated Dec. 7, 1974, revised October 14, 1975, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Putman Road (formerly Babbtown Road) 160 feet northwest from iron pin in line of property now or formerly of Putman, and running thence along the center of said Putman Road N21-10W 200 feet to an iron pin; thence along the line of property of Watson B. Keefe N53-33E 383.9 feet to an iron pin; thence S37-22E 105.8 feet to an iron pin; thence S42-47W 170.7 feet to an iron pin; thence S42-00W 276.1 feet to an iron pin, the point of beginning.

This is the same property conveyed by deed of Jerry D. Onnen and Shirley S. Onnen, dated 12-21-79, recorded 12-26-79 in Deed Volume 1117, Page 873, in the RMC Office for Greenville County, South Carolina.

ALSO, ALL that piece, parcel and lot of land, situate, lying and being in Greenville County, South Carolina, on the Northeastern side of Putman Road, as shown on plat of property of Rickard E. and Mary Jane Ellickson, made by Lindsey & Associates dated December 21, 1979 and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 7-Q at page 85, reference being craved hereto to said plat for exact metes and bounds.

This is the same property conveyed by deed of H.A. Thackston, dated 12-21-79, recorded 12-26-79, in Deed volume 1117, Page 872, in the RMC Office for Greenville County, South Carolina.

30

30

30

30

30

30

30

30

30

30

30

which has the address of Rt. 1, Box 235, Putman Road, Fountain Inn, South Carolina 29644 (herein "Property Address");

020

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.