

Irvin Henry Philpot, Jr.

1984
OCT 30 1984
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MORTGAGE

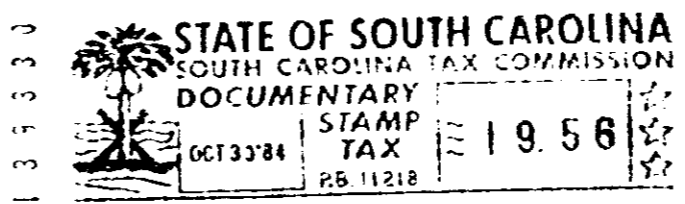
THIS MORTGAGE ("Security Instrument") is given on October 30, 1984. The mortgagor is J. B. EASLIC and LINDA B. EASLIC ("Borrower"). This Security Instrument is given to AMERICAN FEDERAL BANK, FSB, which is organized and existing under the laws of THE UNITED STATES OF AMERICA, and whose address is POST OFFICE BOX 1268, GREENVILLE, SOUTH CAROLINA 29602 ("Lender"). Borrower owes Lender the principal sum of SIXTY-FIVE THOUSAND TWO HUNDRED Dollars (U.S. \$ 65,200.00). 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 November 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 lot of land, situate, lying and being in Greenville County, South Carolina, being shown and designated as Lot 1 on a Plat of RUSSTON PLACE, recorded in the RMC Office for Greenville County in Plat Book 9-W, at Page 73, and having, according to a more recent survey dated September 26, 1984, prepared by Carolina Surveying Co., the following metes and bounds:

BEGINNING at an old iron pin on the northern side of Milford Court, joint front corner of Lots 1 and 2, and running thence with the common line of said lots, N 8-18-16 W, 164.62 feet to an old iron pin; thence with the rear line of Lot 1, N 83-53-23 E, 121.71 feet to an old iron pin on Angie Drive; thence with Angie Drive, S 9-30-49 E, 135 feet to an iron pin; thence with the curve of Angie Drive, the chord of which is S 36-05-28 W, 34.98 feet to an iron pin on Milford Court; thence with Milford Court, S 81-41-44 W, 100 feet to an old iron pin, the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Smith & Steele Builders, Inc., dated October 30, 1984, to be recorded simultaneously herewith.

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which has the address of 2 Milford Court, Russton Place Taylors South Carolina 29687 ("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 seized 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.

1328-11-21