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GREENVILLE CO. S.C.

Nov 23 2 37 PM '84

DONNIE S. TAMPERSLEY  
R.M.C.

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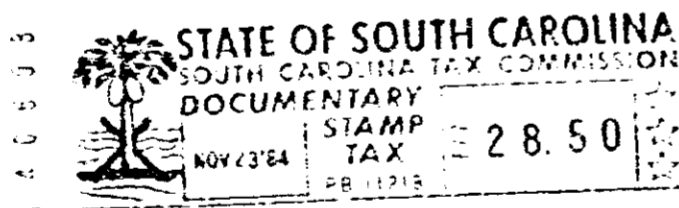
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## MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on November 20, 1984  
19..... The mortgagor is James M. Austin, III and Betty Lynn Austin  
..... ("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 Ninety-five thousand and no/100ths  
..... Dollars (U.S. \$ 95,000.00 ..). 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 December 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 with all improvements thereon, situate, lying and being on the southeasterly side of West Shallowstone Road, near the City of Greenville, South Carolina, being shown and designated as Lot No. 618, as shown on plat of Sugar Creek, Map One, Section Three, prepared by C.O. Riddle, recorded in the RMC Office for Greenville County in Plat Book 9-F at Page 35, reference to which plat is hereby craved for a more accurate description for the metes and bounds hereof.

DERIVATION: Deed of Cothran & Darby Builders, Inc. recorded November , 1984 in Deed Book 222 at Page 84 in the Greenville County RMC Office.



which has the address of 103 West Shallowstone Road, Greer, SC 29651  
[Street] [City]  
South Carolina ..... ("Property Address");  
[Zip Code]

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.