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DONNIE S. TARKERSLEY
R.M.C.

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MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on December 14, 1984. The mortgagor is BOBBY E. SPAIN ("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 Thirty-two Thousand and No/100 Dollars (U.S. \$32,000.00). 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 January 1, 2005. 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 tract of land, with improvements thereon, situate, lying and being on the northwestern side of Richey Road, near the City of Greenville, in the County of Greenville, State of South Carolina and shown and designated as a 1.19 acre tract on plat entitled "Property of Bobby E. Spain" prepared by Carolina Surveying Co. dated December 19, 1983 and recorded in the R.M.C. Office for Greenville County in Plat Book 11-D at Page 69 and according to said plat has the following metes and bounds, to-wit:

BEGINNING at an old nail and cap in Richey Road at the joint front corner of the within property and property now or formerly of J. G. Lollis and running thence with the joint line of said property, N. 30-46 W., 214.3 feet to an iron pin; running thence with the line of property now or formerly of David Gosnell, N. 57-26 W., 282.8 feet to an iron pin in the line of property now or formerly of Willis Creamer; running thence with the Creamer line, S. 14-15-30 E., 21.2 feet to an iron pin; thence continuing with the Creamer line, S. 70-43-30 E., 112.5 feet to an old nail and cap in Richey Road; running thence with the northwestern side of Richey Road, S. 39-53 W., 115.6 feet to an old nail and cap; thence continuing S. 41-31 W., 72.6 feet to an old nail and cap; thence S. 41-00 W., 179.7 feet to an old nail and cap, the point and place of beginning.

This is the same property conveyed to the Mortgagor herein and Montene M. Spain by deed of Annie R. Lollis recorded in the R.M.C. Office for Greenville County in Deed Book 823 at Page 357 on the 13th day of July, 1967 and deed of Willis Creamer and Grace R. Creamer recorded in the R.M.C. Office for Greenville County in Deed Book 1210 at Page 164 on the 9th day of April, which has the address of Rt. 3, Richey Road, Pelzer continued, South Carolina 29669 ("Property Address");

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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.

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