

ATTN: COMMERCIAL  
LENDING DIVISION

GREENVILLE, S.C.

JAN 23 9 19 AM '84

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**MORTGAGE**

THIS MORTGAGE is made this 20th day of January 19 84, between the Mortgagor, JOSEPH T. MOON and MARGARET J. MOON (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, 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 Eighty-four Thousand Three Hundred and 00/100 (\$84,300.00) Dollars, which indebtedness is evidenced by Borrower's note dated January 20, 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 January 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:

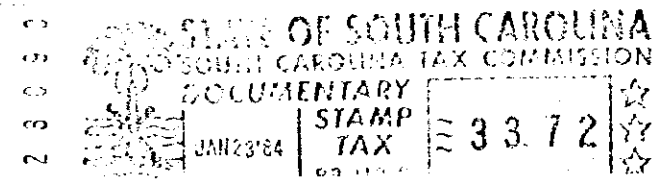
ALL that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, at the northwest corner of the intersection of Douglass and Ridge Drives, near the City of Greenville, being shown as Lots 22, 23, 24, 25 and 26, on a plat of COUNTRY CLUB ESTATES, made by Dalton and Nevès, Engineers, dated October, 1926, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book G, at Pages 190 and 191, reference to which is hereby craved for metes and bounds description thereof.

THIS being the same property conveyed to the Mortgagors herein by deed of Kathryn Rhodes Holland dated November 29, 1980 and recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 1138 at Page 111 on December 1, 1980.

THIS mortgage is junior in rank to that certain mortgage to Kathryn Rhodes Holland in the principal amount of \$88,000.00 dated November 29, 1980 and recorded in the R.M.C. Office for Greenville County in Mortgage Book 1525 at Page 973 on December 1, 1980.

ALSO:

ALL that certain piece, parcel or lot of land, situate, lying and being known and designated as 3.50 acres in Grove Township, Greenville County, State of South Carolina, according to a plat prepared of said property by C. O. Riddle, R.L.S., June 18, 1980, and which said plat is recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 8-G, at Page 74, and according to said plat having the following courses and distances, to-wit:



which has the address of 608 Byrd Boulevard Greenville, South Carolina 29605 (herein "Property Address"); and Route #2, Highway 25, Piedmont, SC 29673

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.

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