



MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 13,559.44

THIS MORTGAGE is made this 22nd day of June 19. 84, between the Mortgagor, Ashley T. Rabun and John T. Rabun, Jr. (herein "Borrower"), and the Mortgagee, American Federal Bank, F.S.B., a corporation organized and existing under the laws of The United States of America, whose address is 101 E. Washington St., Greenville, South Carolina 29601 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirteen thousand, five hundred, fifty-nine and 44/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 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 July 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 those pieces, parcels or lots of land in the City of Greenville, County of Greenville, State of South Carolina, situate, lying and being on the Southern side of Wilderness Lane, being known and designated as Lots Numbers 60 and 61, on a Plat of Cleveland Forest, prepared by Dalton & Neves, dated May, 1940 and recorded in the RMC Office for Greenville County, South Carolina in Plat Book "K" at pages 45-47, and having in the aggregate according to said plat, the following metes and bounds:

Beginning at an iron pin on the Southern side of Wilderness Lane, joint front corner of Lots 61 and 62 and running thence with the joint lines of said lots, S 12-19 E 145.0 feet to an iron pin in the line of Lot No. 55; thence, with the joint rear line of said lots and Lot No. 55, S 86-03 W 93.5 feet to an iron pin; thence S 36-37 W 15 feet to an iron pin on the Eastern side of Dogwood Lane N 32-34 W 13.4 feet to an iron pin; thence, with the Eastern side of Dogwood Lane N 34-04 W 167.0 feet to an iron pin; thence, with the curve of the intersection of Dogwood Lane and Wilderness Lane, the chord fo which is N 28-36 E 12.8 feet to an iron pin on the Southern side of Wilderness Lane; thence, with the Southern side of said Wilderness Lane S 88-43 E 105.0 feet to an iron pin; thence continuing with the Southern side of Wilderness Lane, N 85-55 E 60.0 feet to an iron pin, the point of beginning.

This is that same property conveyed by deed of Charles W. Wofford and Jan B. Wofford to John Thomas Rabun, Jr. and Ashley T. Rabun dated June 11, 1982 and recorded June 11, 1982 in deed Volume 1168 at Page 453 in the RMC Office for Greenville County, South Carolina.

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which has the address of 100 Wilderness Lane, Greenville, SC 29607 (herein "Property Address");

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 seised 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.

