

FILED
GREENVILLE S.C.
SEP 16 12 32 PM '83
DONNIE R. SLEY
R.H.C.

MORTGAGE

BOOK 1626 PAGE 61

THIS MORTGAGE is made this 16th day of September 1983, between the Mortgagor, John E. Buchanan, Jr. and Martha F. Buchanan (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL BANK, FSB, 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").

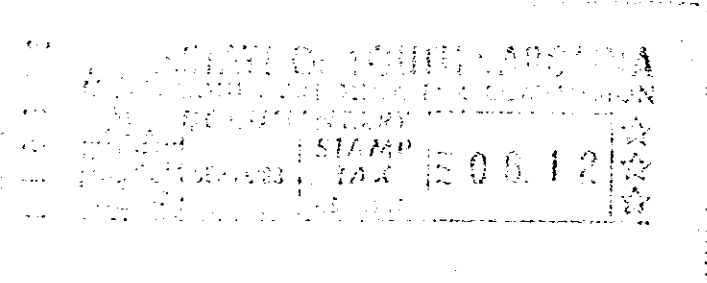
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifteen Thousand Three Hundred and No/100 (\$15,300.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 16, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 1988.

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 on the southern side of Greybridge Drive, in the County of Greenville, State of South Carolina, being known and designated as Lot No. One (1) on plat entitled "Trollingwood, Section 1", prepared by Enwright Associates, dated September 30, 1971, and recorded in the RMC Office for Greenville County, S. C. in Plat Book 4R, at Page 13, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the southern side of Greybridge Drive at the joint front corner of Lots Nos. 1 and 2 and running thence with the line of Lot No. 2, S. 14-53 E. 248.3 feet to an iron pin at the joint rear corner of Lots Nos. 1 and 2; thence with the rear line of Lot No. 1, N. 78-22 E. 264.5 feet to an iron pin on the western side of Reedy Forks Road (U. S. Highway No. 50); thence with the western side of Reedy Forks Road, N. 12-39 W. 232.2 feet to an iron pin at the southwestern corner of the intersection of Greybridge Drive and Reedy Forks Road; thence with the line of said intersection, N. 57-47 W. 34.6 feet to an iron pin on the southern side of Greybridge Drive; thence with the southern side of Greybridge Drive, S. 76-31 W. 249.7 feet to the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of Steven K. Sims, dated September 16, 1983 and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1196, at Page 411, on September 16, 1983.



which has the address of Lot No. 1, Greybridge Drive, Trollingwood S/D (Street) (City) Greenville, SC (State and Zip Code) (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 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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