

Post Office Box 1268
Greenville, S.C. 29602

FILED
GREENVILLE CO. S. C.

MORTGAGE

VOL 1631 PAGE 424

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THIS MORTGAGE is made this 7th day of November, 1983, between the Mortgagor, PANTFORD COMPANY, INC. (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").

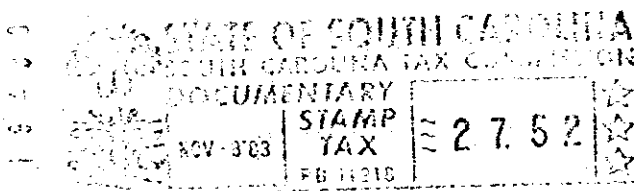
WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty-Eight Thousand Eight Hundred and No/100 (\$68,800.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 7, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 1984

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 tract of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 34 as shown on a plat entitled "Section No. 2 of Haselwood" dated October, 1973, prepared by Dalton & Neves Engineers and recorded in the R.M.C. Office for Greenville County in Plat Book 5-D at Page 25, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Mellwood Drive, at the joint front corner of Lots Nos. 34 and 35, and running thence with the joint line of said Lots N. 41-40 E. 249.8 feet to an iron pin at the joint rear corner of Lots Nos. 34 and 35; running thence with the rear line of Lot No. 34 S. 65-05 E. 250 feet to an iron pin at the corner of Lot No. 13; running thence with the line of Lot No. 13 S. 64-17 W. 172.7 feet to an iron pin at the corner of Lot No. 14; running thence with the line of Lot No. 14 S. 65-48 W. 179 feet to an iron pin on the northeastern side of Mellwood Drive; running thence with the northeastern side of Mellwood Drive N. 47-18 W. 79.8 feet to an iron pin; thence continuing with the northeastern side of Mellwood Drive N. 49-45 W. 20 feet to the POINT OF BEGINNING.

This is a portion of the identical property conveyed to the Mortgagor herein by M. L. Lanford, Jr. by deed recorded July 6, 1983, in the R.M.C. Office for Greenville County in Deed Book 1191 at Page 979.



which has the address of Lot 34, Mellwood Drive, Haselwood Subdivision, Piedmont (Street) (City)
South Carolina (herein "Property Address"); (State and Zip Code)

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.

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