

FILED  
GREENVILLE CO. S.C.

MORTGAGE

MAR 2 1 45 PM '84

THIS MORTGAGE is made this 2nd day of March 1984 between the Mortgagees DONNIE S. TANKERSLEY Cecil L. Duffie, Jr. and Robin D. Duffie R.M.C. (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 One Hundred Forty-Seven Thousand and No/100ths Dollars, which indebtedness is evidenced by Borrower's note dated March 2, 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 April 1, 2009;

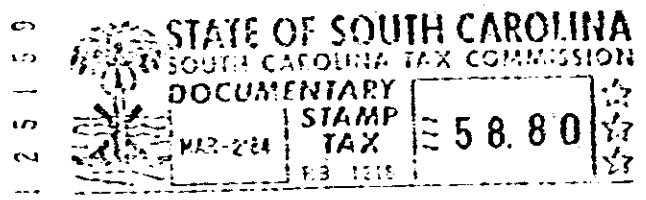
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 located in Greenville County, South Carolina and being on the southern side of Foothills Road being known and designated as Lot No. 4 as shown on a plat entitled Sect. One Pine Valley at Green Valley Estates, prepared by Charles F. Webb dated July 30, 1980 and recorded in the RMC Office of Greenville County, South Carolina in Plat Book 7X at Page 80 and having according to said plat the following metes and bounds:

BEGINNING at a point on the southern side of Foothills Road at the joint front corner of Lots 4 and 5, and running thence with the common boundary of Lots 4 and 5 S. 20° 57' E. a distance of 214.81 feet to a point at the joint rear corner of Lots 4 and 5; thence running with the line of Lot 4, N. 69° 00' E. a distance of 100.74 feet to a point; thence running with the line of Lot 4, N. 10° 00' E. a distance of 108.93 feet to a point; thence continuing further with the line of Lot 4 N. 12° 48' W. a distance of 65.8 feet to a point; thence continuing with the line of Lot 4 a distance of 30.0 feet to a point thence; running with the line of Lot 4 N. 61° 31' W. a distance of 35.36 feet; thence along Foothills Road with the line of Lot 4 S. 73° 29' W. a distance of 75.7 feet to a point; continuing along Foothills Road with the line of Lot 4, S. 63° 40' W. a distance of 70.0 feet to the point of beginning.

This property was acquired by the mortgagors herein by deeds of Thomas C. Brown and David C. Brown, Jr., each dated March 1, 1984, and each recorded March 2, 1984, in the RMC Office for Greenville County, South Carolina in Deed Book 1207 at Page 385, and Deed Book 1207 at Page 384, respectively.

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which has the address of Lot No. 4, Foothills Road, Greenville, S.C. 29609 (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.

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