



MORTGAGE

VOL 1653 PAGE 960

Documentary Stamps are figured on the amount financed: \$ 15,674.94

THIS MORTGAGE is made this 1st day of February 1984 between the Mortgagor, Fekko J. Luypen and Bernarda N. Luypen (herein "Borrower"), and the Mortgagee, American Federal, F.S.B. a corporation organized and existing under the laws of 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 Thirty Thousand Fifty Four dollars and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 1, 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 March 15, 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 Grove Township, Greenville County, South Carolina, shown as Lot No. 34 Section II on a plat of Belle Terre Acres, dated June 5, 1969, recorded in the RMC Office for Greenville County in Plat Book 4-F at Pages 8 and 9, as revised by Piedmont Engineers and Architects, and having the following courses and distances, to-wit:

BEGINNING at an iron pin at the joint front corner of Lot Nos. 33 and 34, and running thence along the joint line of said lots N. 39-57 W. 271.2 feet to an iron pin; thence N. 50.03 E. 62.9 feet to an iron pin; thence N. 45-26 E. 200 feet to an iron pin; thence along a new line S. 41-13 E. 349.1 feet to an iron pin on the northern side of Lake El-Je-Ma Drive; thence along said Drive S. 48-14 W. 50 feet to an iron pin; thence S. 61-33 W. 92 feet to an iron pin; thence S. 70-48 W. 139.2 feet to the point of beginning.

This is that same property conveyed by deed of James W. Mahon to Fekko J. Luypen and Bernarda N. Luypen dated May 13, 1972 and recorded May 23, 1972 in deed Volume 944 at Page 247 in the RMC Office for Greenville County, South Carolina.

which has the address of Route 6 Box 518, Piedmont, SC 29673 (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.

0960

14328 W-2