

MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 10,758.32

THIS MORTGAGE is made this 29th day of February 1984, between the Mortgagor, Larry L. Ledford and Mary Alice P. Ledford (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 Twenty thousand six hundred eighty-five and 60/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 29, 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 lot or parcel of land lying in the State of South Carolina County of Greenville, on the Southwestern side of Blue Ridge Drive, in the Town of Fountain Inn, and shown as Lot No. 5 on Plat of Woodfield Heights, Section 2, by Carolina Engineering Company, dated May 30, 1966, and recorded in the R.M.C. Office for Greenville County in Plat Book PPP, Page 109, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the Southwestern side of Blue Ridge Drive, at the joint corner of lots 4 and 5, and running thence with Blue Ridge Drive, N. 65-45 E., 100 feet to an iron pin at the joint corner of lots 5 and 6, thence with the joint line of 5 and 6, S. 24-15 W., 200 Feet to an iron pin, thence turning S. 65-45E., 100 feet to an iron pin at the joint rear corner of Lots 4 and 5, thence turning and running with the joint line of lots 4 and 5, N. 24-15 E., 200 feet to an iron pin being the point of beginning.

This is the same property conveyed by deed of Tirel L. Powell and Myrtle Powell, dated 4-22-72, recorded 4-27-72 in deed volume 942, at Page 142, in the R.M.C. Office for Greenville County, South Carolina.

which has the address of 105 Blue Ridge Drive Fountain Inn (Street) (City) SC 29644 (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 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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