



MORTGAGE

Documentary Stamps are figured on the amount financed. \$ 11,310.71

VOL 1655 PAGE 49

THIS MORTGAGE is made this 14 day of March 1984, between the Mortgagor, Marion (Bud) King and Nancy J. King (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 Thirty-one thousand three hundred twenty-three & 60/100 (31,323.60) Dollars, which indebtedness is evidenced by Borrower's note dated March 14, 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, 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 lot of land lying near the Town of Simpsonville, County of Greenville, State of South Carolina, on the Southeastern side of the intersection of King Road and Howard Drive and shown as 2.10 acres on a plat of property of E. G. Whitmire by C. O. Riddle, dated December 8, 1966, recorded in the R. M. C. Office for Greenville County in Plat Book NNN, Page 134, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin at the Southeastern corner of the intersection of King Road and Howard Drive, and running thence with the South side of King Road, the following courses and distances, N. 57-49 E. 136.6 ft. to an iron pin N. 73-40 E. 100ft. to an iron pin, and S. 88-40 E. 110 ft. to an iron pin on the line of other property of the Grantor; thence with grantor's line S. 1-20 W. 303.7 ft. to an iron pin; thence S. 78-00 W. 271.8 ft. to an iron pin on the Eastern side of Howard Drive; thence with the Eastern side of Howard Drive, the following coursed and distances, N. 7-28 W. 100 ft. to an iron pin; N. 10-59 W. 100 ft. to an iron pin; and N. 14-19 W. 66.5 ft. to an iron pin at the point of beginning.

This is the same property conveyed by deed of E. G. Whitmire to Marion (Bud) King and Nancy J. King, dated December 15, 1966, Recorded December 15, 1966, in deed volume 811, page 57, in the R. M. C. Office for Greenville County, South Carolina.

which has the address of Howard Rd, Simpsonville, S.C. 29681 (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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