



MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 4,766.67

THIS MORTGAGE is made this 26 day of April 1984 between the Mortgagor, Richard M. Douglas and Kay S. Douglas (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 Five Thousand, Nine Hundred and Nineteen Dollars and 12/100 Dollars, which indebtedness is evidenced by Borrower's note dated (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 20, 1987

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 and tract of land with buildings and improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina on the southeastern side of Earle Drive and being more particularly described according to a survey prepared for Richard M. Douglas, et al by Dalton and Neves Co. Engineers, dated November, 1977 and recorded in the R.M.C. Office for Greenville County, S.C. in Plat Book 6-C, at Page 86, and having according to said recent survey the following metes and bounds, to-wit:

BEGINNING at a railroad spike in the center of Earle Drive at the joint corner of property now or formerly owned by Edwards, and thence through the right-of-way of Earle Drive and with the Edwards line, S. 26-11 E. 487.8 feet to an old iron pin in the line of property now or formerly owned by Taylor; thence with the line of property now or formerly owned by Phillips, N. 38-35 E. 419.2 feet to an old iron pin at the corner of property now or formerly owned by Bailey; thence with the common line of the Bailey property and the property of Duke Power Company, N. 26-20 W. 333.1 feet to an iron pin in the center of Earle Drive; thence with the center of Earle Drive the following courses and distances; S. 67-11 W. 147.3 feet; S. 62-53 W. 100 feet; S. 57-26 W. 50 feet; S. 46-27 W. 85.6 feet to the railroad spike at the point of beginning.

The above described property is a portion of the property acquired by the Grantor by deed from Bessie M. White, recorded in the R.M. C. Office for Greenville County, S.C. on July 7, 1945 in Deed Book 77, at Page 317 and is hereby conveyed subject to rights-of-way, easements, public roads, and restrictive covenants affecting said property.

This is that same property conveyed by deed of Edwin T. Staton to Richard M. and Kay S. Douglas dated October 31, 1977, recorded November 8, 1977, in Volume 1068, at Page 136 in the R.M.C. Office for Greenville County.

which has the address of 219 Earle Dr., Greenville, S.C. 29611 (Street) (City) (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 seized 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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12-17-84