

MORTGAGE

FILED
GENERAL S.C.

THIS MORTGAGE is made this 1st day of June 1984, between the Mortgagor, JAMES A. RAY, III, and PAMELA M. RAY, (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 Seventy-One Thousand Seven Hundred and No/100 (\$71,700.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 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 June 1, 2014

For monthly installments and interest rates, see SCHEDULE A attached.

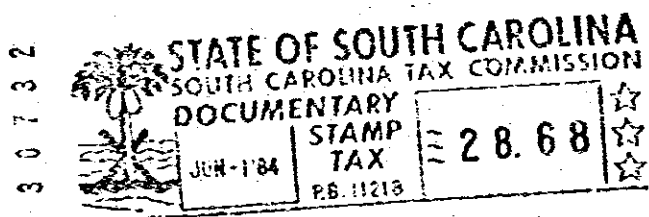
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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, together with all improvements thereon, situate, lying and being on the Northern side of Gettysburg Court, in the County of Greenville, City of Simpsonville, State of South Carolina, and being known and designated as Lot No. 180 as shown on plat of Map 1, Section 4, Powderhorn, dated June 29, 1981, prepared by C. O. Riddle, RLS, and recorded in the RMC Office for Greenville County, S. C. in Plat Book 8-P, at Page 22, and having, according to said plat, the following metes and bounds:

5

BEGINNING at an iron pin on the Northern side of Gettysburg Court, at the joint front corner of Lots Nos. 179 and 180, and running thence with the joint line of said lots, N. 39-45 W. 143.18 feet to an iron pin at the edge of a creek; thence with the creek as the property line, N. 54-34-06 E. 155.79 feet to an iron pin in the line of Lot No. 192; thence with the line of Lot No. 192, S. 39-05-15 E. 72.57 feet to an iron pin at the joint rear corner of Lots Nos. 180 and 181; thence with the joint line of said lots, S. 16-15 W. 144.51 feet to an iron pin on the Northern side of Gettysburg Court; thence with the Northern side of Gettysburg Court, a chord of S. 79-15 W. 45.40 feet to the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of American Service Corporation of South Carolina, dated June 1, 1984, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1214, at Page 195, on June 1, 1984.



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which has the address of 104 Gettysburg Court Simpsonville (Street) (City) S. C. 29681 (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 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.

S.O.C.C.I

