

FILED
GREENVILLE, S.C.

MORTGAGE

JUL 3 2 21 PM '84

THIS MORTGAGE is made this 3 day of JULY 1984 between the Mortgagor, C. MURRAY LANE and B. LOU LANE (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").

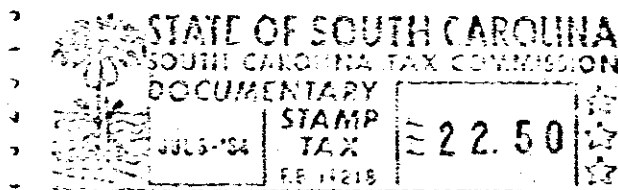
WHEREAS, Borrower is indebted to Lender in the principal sum of SEVENTY FIVE THOUSAND (\$75,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 3, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 2014.

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 piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 119 of a subdivision known as PEBBLE CREEK, Phase I, as shown on plat recorded in plat book 5-D page 3, and as shown on recent plat by Freeland & Associates, Inc. recorded in plat book 10-S page 78.

This is the same property conveyed to mortgagors by John A. Bolen by deed of even date herewith, to be recorded.

Lot No. 119 is subject to A PERPETUAL RIGHT OF WAY AND EASEMENT FOR INGRESS AND EGRESS over and across that certain 20-foot strip crossing lot Nos. 118, 119, 120 and 121, said strip being known as FAIRWAY ONE and being a common driveway for lot Nos. 118, 119, 120 and 121, as reserved in deed vol. 1167 page 708 of the RMC Office for Greenville County, S. C.



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which has the address of 5 Fairway One Taylors, S. C. 29687 (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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