

MORTGAGE

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THIS MORTGAGE is made this 1st day of August 1984, between the Mortgagor, Ralph Moore and Freda N. Moore (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").

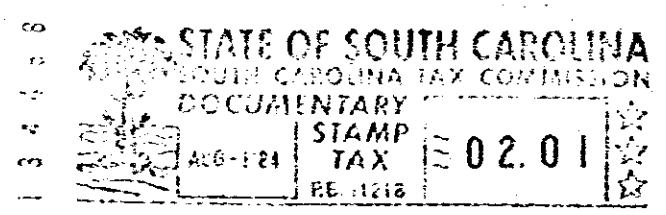
WHEREAS, Borrower is indebted to Lender in the principal sum of Six Thousand Seven Hundred Seventy Seven and 12/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 1, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 1988

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 located in the Sandy Flat Community, O'neal Township, County and State aforesaid, containing 0.95 acre, more or less, and according to Plat and Survey made by Terry T. Dill, CE&LS #104, dated July 19, 1973, having the following metes and bounds, to-wit:

BEGINNING at an I. P. on Keller Road (approximately 1700 feet from S. C. Hwys. #290 and #253) and running along the property line of Idelle H. Coleman S. 66-20 W., 300 feet to a corner I. P.; thence still along property line of Idelle H. Coleman N. 10-00 E., 143.6 feet to a corner I. P. ; thence along line of Parker Estate property N. 62-30 E., 300 feet to an I. P. at the said Keller Road; thence along the line of said Keller Road S. 5-45 W., 160 feet to I. P. and point of beginning.

This is the same property conveyed to the mortgagors herein by deed of Louis Vaughn and Patricia S. Vaughn, dated August 1, 1984, and recorded August 1, 1984, in the RMC Office for Greenville County in Deed Book 1218, Page 436.



which has the address of Keller Road Greenville (City) South Carolina (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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