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**MORTGAGE**

THIS MORTGAGE ("Security Instrument") is given on July 31, 1984. The mortgagor is Timothy L. Howerton and Deborah Z. Howerton ("Borrower"). This Security Instrument is given to AMERICAN FEDERAL BANK, FSB, which is organized and existing under the laws of THE UNITED STATES OF AMERICA, and whose address is POST OFFICE BOX 1268, GREENVILLE, SOUTH CAROLINA 29602 ("Lender"). Borrower owes Lender the principal sum of Sixty-six thousand nine hundred and no/100ths Dollars (U.S. \$ 66,900.00). This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on August 1, 2014. This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in Greenville County, South Carolina:

ALL that piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being on the eastern side of Chickamauga Lane in the City of Simpsonville, County of Greenville, State of South Carolina, being shown and designated as Lot No. 46, Section I, POWDERHORN SUBDIVISION, recorded in Plat Book 7X at Page 24 and being described more particularly, according to Plat of Timothy L. Howerton and Deborah Z. Howerton, prepared by Freeland and Associates, dated July 25, 1984, recorded in Plat Book 1C-V at Page 50.

BEGINNING at an iron pin on the eastern side of Chickamauga Lane at the joint front corner of Lots 45 and 46 and running thence along the common line of said Lots S 56-22 W, 110.1 feet to an iron pin at the joint rear corner of said Lots; thence S 49-03 E, 40 feet to an iron pin; thence S 08-16 E, 114.6 feet to an iron pin; thence S 13-20 W, 58 feet to an iron pin at the joint rear corner of Lots 46 and 47; thence along the common line of said Lots N 75-13 W, 140.7 feet to an iron pin at the joint front corner of said Lots on the eastern side of Chickamauga Lane; thence along the eastern side of said Lane, N 28-52 E, 44 feet to an iron pin; thence N 07-56 E, 35 feet to an iron pin; thence N 29-59 W, 30 feet to an iron pin at the joint front corner of Lots 45 and 46, the point of BEGINNING.

DERIVATION: Deed of American Service Corporation recorded August 1, 1984 in Deed Book 1218 at Page 538.

which has the address of Lot 46 Chickamauga Lane, Simpsonville, SC 29681  
(Street) (City)  
 South Carolina 29681 ("Property Address");  
(Zip Code)

TO HAVE AND TO HOLD such property 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 rights and stock and all fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument 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 and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

-2 AUG 2 1984 11:00

E. J. CI

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