

MORTGAGE

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AUG 17 4 27 PM '84

THIS MORTGAGE is made this 16th day of August 1984, between the Mortgagor, Ronnie A. Landreth and Reba J. Landreth (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").

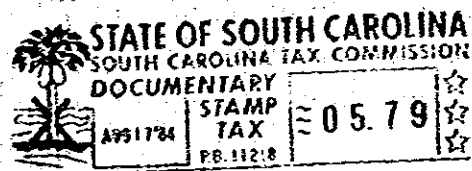
WHEREAS, Borrower is indebted to Lender in the principal sum of Nineteen thousand two hundred six and no/100ths (\$19,206.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 16, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 16, 1994.

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 in Gantt Township, Greenville County, South Carolina being known and designated as Lots 17 and 18 of Lynnwood Acres, and having according to plat prepared by C.O. Riddle, Surveyor, in May 1958, recorded in Plat Book LL at Page 186, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northwestern side of Watson Drive, joint front corner of Lots 16 and 17; thence along the northwestern side of Watson Drive, N 46-55 E, 85 feet to an iron pin, joint front corner of Lots 17 and 18; thence still with the northwestern side of Watson Drive, N 52-18 E, 85 feet to an iron pin, joint front corner of Lots 18 and 19; thence along joint line of Lots 18 and 19, N 33-54 W, 189.2 feet to a point on the rear of Lot 3; thence along the rear of Lots 3, 4 and 5, S 49-27 W, 200.1 feet to an iron pin at the joint rear corner of Lots 16 and 17; thence along the joint line of Lots 16 and 17, S 43-05 E, 187.7 feet to an iron pin on the northwestern side of Watson Drive, the point of beginning.

DERIVATION: Deed of Earl L. Weathers and Patricia Weathers recorded August , 1984 in Deed Book 1219 at Page 617 in the Greenville County RMC Office.



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which has the address of... Lots 17 and 18 Watson Drive, Lynnwood Acres, Greenville Co., SC (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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