

RECORDED BY COUNTY CLERK
HARRIS & HARRIS, ATTYS

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RONALD E. ELMQUIST AND
ALICE P. ELMQUIST
TO
AMERICAN FEDERAL BANK,
FSB

MORTGAGE

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MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on August 31
 19 84. The mortgagor is Ronald E. Elmquist and Alice P. Elmquist
 ("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 Two Hundred Ten Thousand and No/100
Dollars (U.S. \$210,000.00). 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 September 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 situate, lying and being on the
 Southern side of Collins Creek, in the City of Greenville, County of
 Greenville, State of South Carolina, being shown and designated as Lot
 No. 29 on a plat entitled "Collins Creek, Sec. I", prepared by C. O.
 Riddle, dated July 30, 1979, recorded in the R.M.C. Office for Greenville
 County in Plat Book 7-C at page 56, and having, according to a more
 recent plat entitled "Property Survey for Ronald E. Elmquist", prepared
 by Arbor Engineering, dated August 24, 1984, the following metes and bounds:

BEGINNING at an iron pin on the Southern side of Collins Creek at the
 joint front corner of Lots Nos. 29 and 30, and running thence with the
 line of Lot No. 30 S. 25-43 W. 268.03 feet to an iron pin on the Northern
 edge of the right of way for an alley; thence with the Northern edge of
 said right of way N. 72-20 W. 108.81 feet to an iron pin at the intersection
 of said alley and Collins Place; thence N. 27-23 W. 14.19 feet to an
 iron pin on the Eastern side of Collins Place; thence with the Eastern
 side of Collins Place N. 15-18 E. 58.88 to a point; thence continuing with
 the Eastern side of Collins Place N. 13-45 E. 176.98 feet to an iron pin at
 the intersection of Collins Place and Collins Creek; thence N. 58-45 E.
 35.35 feet to an iron pin on the Southern side of Collins Creek; thence
 with the Southern side of Collins Creek S. 69-45 E. 147.84 feet to the
 point of beginning.

This is the identical property conveyed to the Mortgagor herein by deed of
 Joshua E. Varat, et al., dated June 16, 1983, and recorded in the R.M.C.
 Office for Greenville County, South Carolina, in Deed Book 1190 at page
 495, on June 16, 1983.

which has the address of Lot 29, Collins Creek Drive Greenville
{Street} {City}
 South Carolina 29607 ("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 seised 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.

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 STATE OF SOUTH CAROLINA
 DOCUMENTARY
 SOUTH CAROLINA TAX COMMISSION
 STAMP
 TAX
 RB 11218
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 SEC

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