



Documentary Stamp tax figured on the amount financed: \$ 32,493.40

MORTGAGE

THIS MORTGAGE is made this 29th day of August 1984, between the Mortgagor, Grady E. Allen and Doris G. Allen (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 Thirty-two thousand, four hundred, seventy-three and 40/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 29, 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 9/5/94

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 lying in the State of South Carolina, County of Greenville, shown as Lot 4 on plat of Property of Lawrence Reid, recorded in Plat Book 7C at page 72 and having such courses and distances as will appear by reference to said plat.

BEING a portion of the property conveyed by Betty C. Minyard and David Michael Minyard, by deed recorded May 28, 1979 in Deed Book 1103 at page 426.

This is that same property conveyed by deed of Lawrence Reid to Grady E. Allen and Doris G. Allen, dated 2/22/80 recorded 2/28/80, in Deed Volume 1121, at Page 229, in the R.M.C. Office for Greenville County, South Carolina.

which has the address of Rt. #A, 30 Dixie Circle, Greenville 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 seized 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.

001-30-00755180

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