

MORTGAGE

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THIS MORTGAGE is made this 28th day of September 1984 between the Mortgagor, M. Ronald Radloff and Rosalynn L. Radloff (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 Fourteen Thousand Fifty Eight Dollars and 23/100 Dollars, which indebtedness is evidenced by Borrower's note dated 9/28/84 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 1989

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 certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot No. 123 on plat entitled "Final Plat Revised, Map #2, Foxcroft, Section II", said plat being recorded in the RMC Office for Greenville County, S.C., in Plat Book 4-N, Pages 36 and 37 and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the southerly side of Hillsborough Drive, said iron pin being the joint front corner of Lots 122 and 123; thence with the common line of said Lots, S. 9-41 W., 171.4 feet to an iron pin; thence S. 80-19 E., 125 feet to an iron pin; thence with the common line of Lots 123 and 124, N. 9-41 E., 171.4 feet to an iron pin on the southerly side of Hillsborough Drive; thence with the southerly side of said Drive, N. 80-19 W., 125 feet to an iron pin, the Point of Beginning.

This being the identical property conveyed to the Grantors herein by deed of M. G. Proffitt, Inc., dated August 30, 1974, recorded September 3, 1974, in Deed Book 1006, Page 122 RMC Office for Greenville County, S.C.

This is the same property conveyed by deed of Raymond T. Pent unto M. Ronald Radloff and Rosalynn L. Radloff, dated 2-28-77, recorded 2-28-77, in volume 1051 at page 812 of the RMC Office for Greenville County, Greenville, SC

which has the address of 330 Hillsborough Drive Greenville, SC 29615 (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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