



MORTGAGE

Debt... figured on the amount... 24,011.23 VOL 1691 PAGE 84

THIS MORTGAGE is made this 26th day of October 19. 84, between the Mortgagor... Donald E. and Barbara M. Weinel... (herein "Borrower"), and the Mortgagee... AMERICAN FEDERAL BANK F.S.B. a corporation organized and existing under the laws of The United States of America... whose address is P. O. Box 1268 Greenville, South Carolina 29602 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty seven thousand, four hundred ninety three & 60/100 (47,493.60) Dollars, which indebtedness is evidenced by Borrower's note dated October 26, 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 November 15, 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 certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 29 of a subdivision known as Rustic Estates according to a plat thereof prepared by Piedmont Engineers, Architects and Planners dated April 16, 1974 and recorded in the RMC Office for Greenville County in Plat Book 4-R, at Page 71.

BEGINNING at an iron pin on the southern side of Shawn Drive at the joint front corner of Lots Nos. 29 and 30 and running thence with the joint line of said lots, S. 39-16 W. 141.17 feet to an iron pin at the joint rear corner of Lots Nos. 29 and 30; running thence with the rear line of Lot No. 29, N. 36-27 W. 100.00 feet to an iron pin at the joint rear corner of Lots Nos. 28 and 29; running thence with the joint line of said lots N. 13-09 E. 131.95 feet to an iron pin on the southern side of Shawn Drive, joint front corner of Lots Nos. 28 and 29; running thence with the southern side of Shawn Drive, S. 50-00 E. 155.00 feet to the point of beginning.

Being a portion of the property conveyed to the grantor by the South Carolina National Bank by deed recorded October 8, 1977 in Deed Volume 1066, at Page 335.

This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record, on the recorded plat(s) or on the premises.

DERIVATION; This is the same property conveyed by deed of Werber Company unto Donald E. and Barbara M. Weinel, dated August 17, 1979, recorded August 20, 1979 in Volume 1109 at Page 674 of the RMC Office for Greenville County, Greenville, South Carolina.

19.11

which has the address of 105 Shawn Drive Mauldin South Carolina 29662 (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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