

GREENVILLE
JUN 30 1983
50N11

MORTGAGE

BOOK 1613 PAGE 979

THIS MORTGAGE is made this 30th day of June, 1983 between the Mortgagor, Ranny Garland Shelton and Debra Lyn Shelton (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 101 E. WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

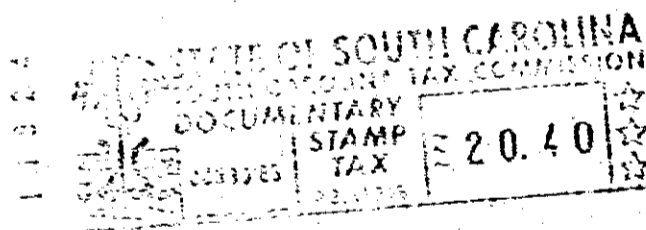
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-one Thousand and NO/100 (\$51,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 30, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 2013;

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 situated, lying and being in the County of Greenville, State of South Carolina, being shown and designated as Lot 285, Map 2, Section 4, Powderhorn on a plat entitled "Property of Ranny Garland Shelton and Debra Lyn Shelton" as recorded in Plat Book 9-4 at Page 99 in the RMC Office for Greenville County, South Carolina and having the following metes and bounds to-wit:

BEGINNING at an iron pin on the northeastern side of Appomattox Drive approximately 308.29 feet from the intersection of Appomattox Drive and Powderhorn Road and running thence N 41-56-31 E 148.00 feet to an iron pin; thence S 56-59-59 E 70.35 feet to an iron pin; thence S 35-08-09 W 154.80 feet to an iron pin; thence N 51-27-40 W 88 feet to an iron pin, the point of BEGINNING.

This being the property conveyed to the Mortgagors by deed of American Service Corporation as recorded in Deed Book 1191 at Page 512 in the RMC Office for Greenville County, South Carolina on June 30, 1983.



which has the address of 207 Appomattox Drive, Simpsonville (Street) (City), S.C. 29681 (herein "Property Address"); (State and Zip Code)

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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