



MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 25,167.08

THIS MORTGAGE is made this 7th day of December 1983 between the Mortgagor, John P. Moore, III and Cynthia Moore (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 Five Thousand Two Hundred Fifty Eight & 40/100 (35,258.40) Dollars, which indebtedness is evidenced by Borrower's note dated December 7, 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 December 20, 1993;

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, with the buildings and improvements thereon, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, on the north side of Buist Avenue, and known and designated as a portion of Lots 20 and 21 of Oakland Heights, plat of which is recorded in the RMC Office for Greenville County in Plat Book F at page 204 and having, according to a more recent plat prepared for Richard A. Rozell and Belinda Ann Mershon, the following metes and bounds, to wit:

BEGINNING at a point 617 feet west of the intersection of Buist Avenue and Townes Street and running thence with the edge of Buist Avenue, N. 80-15 W., 66 feet to an iron pin in the approximate middle of Lot 20; thence N. 9-45 E., 170.5 feet to an iron pin on an alley; thence with the edge of said alley, S. 80-15 E., 66 feet to an iron pin; thence S. 9-45 W., 170.5 feet to an iron pin on Buist Avenue, the beginning point.

THIS is the same property conveyed by deed of Richard A. Rozell and Belinda Ann Mershon to John P. Moore III and Cynthia G. Moore, dated 6-16-81, recorded 6-17-81 in Volume 1150 at page 142 of the RMC Office for Greenville County, SC

which has the address of 126 Buist Avenue, Greenville, S.C. 29609 (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.

\$ 25,167.08

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