

JAN 24 4 05 PM '84
DONNIE S. L. WALKERLEY
R.M.C.

MORTGAGE

VOL 1645 PAGE 226

THIS MORTGAGE is made this 23rd day of January 1984, between the Mortgagor, John H. Ludwig and Beatrice H. Ludwig (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 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

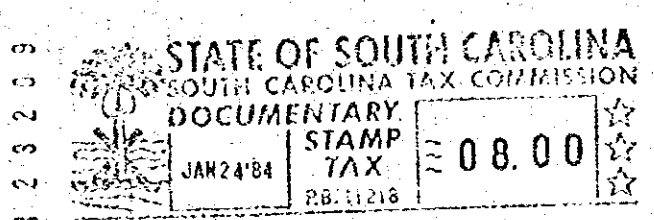
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Thousand (\$20,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated January 23, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 2014;

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 tract of land, with all improvements thereon, situate, lying and being in Greenville County, South Carolina, and being shown and designated as 5.34 acres on plat prepared by W. R. Williams, Surveyor, dated October 4, 1983, said plat being recorded in the RMC Office for Greenville County, South Carolina in Plat Book 10F, Page 83, and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at a spike in Davidson Road approximately 200 feet from the fork of Davidson Road and Dawson Road and running thence along the center line of Davidson Road the following courses and distances, S 64-37 W 188.4 feet, S 59-12 W 57.3 feet, S 45-54 W 62 feet S 31-19 W 49.8 feet, S 16-31 W 73 feet, and S 9-45 W 334.3 feet to a spike being the joint front corner common with property now or formerly owned by Rettew; thence turning and running N 82-44 W 328.4 feet to an iron pin; thence N 20-52 E 187.5 feet to an iron pin; thence S 86-21 E 70 feet to an iron pin at or near a creek known as the East Poor House Branch; thence with said creek as the line, the following courses and distances, N 9-06 W 109 feet, N 21-25 E 89.4 feet, N 4-15 E 169.6 feet, N 6-18 E 234.8 feet to an iron pin in the line of property now or formerly owned by Bedmar; thence, with the line of Bedmar S 67-15 E 544.9 feet to a spike in the center of Davidson Road, being the point of beginning.

DERIVATION: This being the same property conveyed to Mortgagor herein by deed of Robert C. Dillard, et al, as recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1205, Page 33, on Januray 24, 1984.



which has the address of Route 9, Davidson Road, Greenville, South Carolina 29609 (Street) (City) (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 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.

JAN 24 84 1355
7.0001

226

4328-11-2