

MORTGAGE

VOL 1647 PAGE 533
Documentary Stamps are figured on
the amount financed: \$ 5712.22

THIS MORTGAGE is made this 26th day of December 1983, between the Mortgagor, Preston J. Owens (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 Seven Thousand Forty-three and 76/100 Dollars, which indebtedness is evidenced by Borrower's note dated December 26, 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 January 1, 1987.

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 piece parcel, or lot of land in Greenville County, State of South Carolina, located on the northern side of Ponder Road and being shown on plat made for Kenneth Howard by Piedmont Engineers & Architects, dated July 5, 1974, as recorded in Deed Book 1018, at Page 32, and being bounded on the west by lot conveyed to Kathy B. Hudson by deed recorded in Deed Book 1014, at Page 930, on the south by said road, on the north by Henson, on the east by Stubblefield, and having the following metes and bounds, to-wit:

BEGINNING in the center of Ponder Road (pin set off 19 feet on north side of road) at a point 606.1 feet, more or less, west from S. C. Road 23-172 and running thence with the center of said road N. 79-02 W. 160 feet; thence N. 6-24 E. 800.64 feet to Henson property; thence S. 75-47 E. 155 feet; thence S. 5-58 W. 791.92 feet to the beginning corner and containing 2.87 acres, more or less.

This is that same property conveyed by deed of Betty Louise Taylor, now Betty Louise Taylor Grice, to Preston J. Owens, dated July 25, 1979, recorded July 26, 1979, in volume 1107 at page 867 of the RMC Office for Greenville County, SC.

which has the address of Rt. #2, Ponder Road, Greer, SC 29651 (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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