

MORTGAGE

FILED
GREENVILLE CO. S.C.
MAR 8 4 59 PM '84

THIS MORTGAGE was made this 8th day of March 19.84, between the Mortgagor, James Dale McQueen (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 Thousand Nine Hundred Seventy Nine & 20/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 8, 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 March 10, 1999

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 tract of land lying, being and situate in the State and County aforesaid on a plat of property of Riley M. Lusk, prepared by John C. Smith, R.L.S. in December of 1979, which tract is designated as tract number 8, composed of 22.47 acres, more or less and is recorded in the R.M.C. Office for Greenville County in Plat Book 7-U at page 94, which plat shows the following metes and bounds, to wit:

BEGINNING at an iron pin at the joint corner of tracts 8 and 9 on the Northern side of the Saluda River and running thence along the edge of said river N. 80-10-30 W. 115.48 feet to an iron pin; thence S. 71-15-10 W. 219.07 feet to an iron pin; thence N. 44-10-20 W. 78.07 feet to an iron pin; thence N. 27-01-30 W. 136.34 feet to an iron pin thence N. 08-50-30 W. 395.80 feet to an iron pin; thence N. 05-08-30 E. 279.87 feet to an iron pin; thence N. 21-21-45 E. 201.40 feet to an iron pin; thence N. 38-17-20 E. 278-75 feet to an iron pin; thence leaving said river and running S. 60-26-16 E. 1195.98 feet to an iron pin; thence turning and running S. 44-29-00 W. 445-67 feet to an iron pin; thence S. 59-29-50 W. 580.78 feet to the point of beginning.

This being the same property conveyed to the Mortgagor by deed of even date to be recorded herewith.

GCTO -----3 MR 8 84 083

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP TAX
MAR-84 12.40

which has the address of [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.

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