

Documentary Stamps are figured on  
the amount financed: \$ 6531.80

# MORTGAGE

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THIS MORTGAGE is made this 14th day of February  
19 84, between the Mortgagor, John W. And Dianne A. Manigault  
(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 Eight Thousand Six Hundred  
Sixty Five And 92/100 Dollars, which indebtedness is evidenced by Borrower's note  
dated February 14, 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 20, 1988

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, situate, lying and being on the western side  
of York Circle in the County of Greenville, State of South Carolina and known and  
designated as Lot No. 101 on a plat of Belle Meade, which plat is recorded in the  
R&C Office for Greenville County in Plat Book "GG", at page 95; and reference is  
craved to said plat for a metes and bounds description.

This deed is made subject to protective covenants as recorded in the R&C Office for  
Greenville County, S. C., in Deed Book 505, at Page 73; and is further subject to  
any other restrictions, easements, and/or rights-of-way that may appear of record and  
/or on the recorded plat and/or on the premises.

This is the same property conveyed by deed of William J. Richardson, III (372-2-22)  
unto John W. Manigault and Dianne A. Manigault, dated December 17, 1979 and rec-  
orded December 17, 1979, in the R&C Office for Greenville County, volume 1117,  
page 461.

which has the address of 14 York Circle Greenville  
[Street] [City]  
SC 29605 (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 improve-  
ments 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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