

Documentary Stamps are figured on
the amount loaned: \$ 15,060.01

MORTGAGE

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THIS MORTGAGE is made this 24th day of February
19 84, between the Mortgagor, James C. Floyd and Jean A. Floyd
(herein "Borrower"), and the Mortgagee,
AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, 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-eight thousand nine
hundred fifty-seven & 20/100 (28957.20) Dollars, which indebtedness is evidenced by Borrower's note
dated February 24, 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 15, 1994

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, together with buildings and
improvements, situate, lying and being in the State of South Carolina,
County of Greenville, in the Town of Mauldin on the eastern side of
Basswood Dr, being shown and designated as Lot No. 129 on a final
plat of Hillsborough, Section 2, made Jones Engineering Services
dated November 1970, and recorded in the R. M. C. Office for Greenville
County, South Carolina in Plat Book 4F, Page 51, reference to which
is hereby craved for the metes and bounds thereof.

This conveyance is subject to any and all existing reservations,
easements, rights-of-way, zoning ordinances and restrictions or
protective covenants that may appear of record or on the premises.

This is the same property conveyed to James C. Floyd and Jean A. Floyd
by deed of First Citizens Bank and Trust Co. dated 8-25-77, Recorded
8-29-77 in deed volume 1063 at Page 618 of the RMC Office for Greenville
County, Greenville, SC.

which has the address of 102 Basswood Dr, Mauldin,
(Street) (City)
S.C. 29662 (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 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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