

MORTGAGE

1653 729

THIS MORTGAGE is made this 20TH day of MARCH 19 84, between the Mortgagor, D. J. ALLEN AND GRACE M. ALLEN (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").

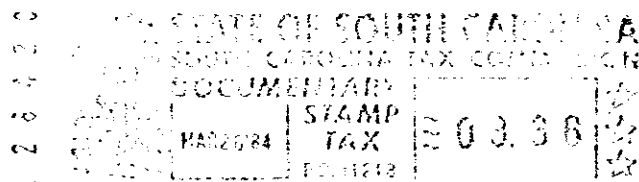
WHEREAS, Borrower is indebted to Lender in the principal sum of EIGHT THOUSAND THREE HUNDRED THIRTY-ONE (\$8,331.00) Dollars, which indebtedness is evidenced by Borrower's note dated MARCH 20, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on APRIL 1, 1989.

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 lot of land situate, lying and being in the County of Greenville, State of South Carolina, containing 6.25 acres, more or less, located on Randall Drive as shown on a plat of the property of J. W. Clark made September, 1975, by C. O. Riddle, Engineer, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the corner of a one (1) acre tract and the 6.25 acre tract as shown on the above plat, and running thence S. 80-45 E. 642.2 feet to an iron pin; thence N. 7-50 E. 470.2 feet to an iron pin by a wild cherry tree; thence running with Buckhorn Creek as the line, the following courses: N. 79-38 W. 141.8 feet; N. 65-00 W. 100 feet; N. 65-30 W. 200 feet; N. 52-15 W. 131 feet; and N. 73-30 E. 118.2 feet to an old iron pin; running thence S. 9-15 W. 430.1 feet to the iron pin at the point of beginning.

THE above described property is the same acquired by the Mortgagors by deed from Frank P. McGowan, Jr., as Master in Equity for Greenville County dated December 7, 1981, and recorded in the RMC Office for Greenville County on December 8, 1981, in Deed Book 1159 at Page 218.



which has the address of ROUTE 6, RANDALL DRIVE, TAYLORS, SOUTH CAROLINA 29687, (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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