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MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 7,546.55

THIS MORTGAGE is made this 26th day of March 1984, between the Mortgagor, Marcus C. Looper (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 Twelve Thousand Six Hundred Fifty Two Dollars And 08/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 26, 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 10, 1991;

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 parcel of land located in the State of South Carolina, County of Greenville, containing approximately 1.63 acres as shown on a plat entitled Property of Marcus C. Looper, prepared by T. Craig Keith Registered land surveyor, dated January 20, 1984, and recorded in the RMC Office for Greenville County in Plat Book 10-H, at Page 33, and according to said plat having the following courses and distances, to-wit:

Beginning at an old nail and cap in the center of the intersection of Settlement Road, also known as Walker Road, and Ridge Road and running along the center line of Ridge Road S. 56-32 W. 177.83 feet to a nail and cap in the center of said road; thence continuing along the center line of Ridge Road S. 52-52 W. 200.0 feet to a nail and cap in the center of said road; thence continuing along the center line of Ridge Road S. 49-12 W. 128.0 feet to a nail and cap in the center of said road; thence leaving Ridge Road and running N. 41-30 W. 25.0 feet to an iron pin on the western side of said road; thence N. 41-30 W 141.4 feet to an iron pin at the corner of property now or formerly owned by James W. Looper; thence N. 38-59 E. 297.95 feet to an iron pin on the south side of Settlement Road; thence N. 38-59 E, 25.3 feet to an old nail and cap in the center of Settlement Road; thence with the center of Settlement Road S. 83-08 E. 210.0 feet to an old nail and cap in the center of said road; thence continuing with the center of Settlement Road S. 84-26 E. 102.95 feet to the point of Beginning.

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights of way, if any, affecting the described property.

This is the same property conveyed by deed of James Wesley Looper unto Marcus C. Looper dated February 3, 1984, Rncorded February 3, 1984, Volume 1205, at Page 782 of the RMC Office for Greenville County, Greenville, S. C..

which has the address of Corner of Settlement Road and Ridge Road, Greenville, S. C. 29611 (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 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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