

FILED MORTGAGE
GREENVILLE CO. S. C.

APR 25 2 42 PM '84
THIS MORTGAGE is made this 20th day of April 1984, between the Mortgagor, MARGARET A. AYERS R.M.C. (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").

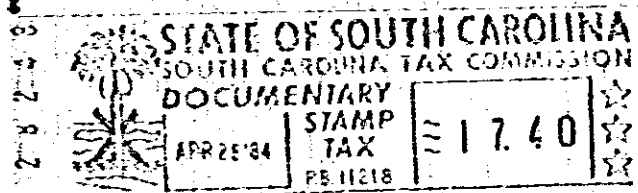
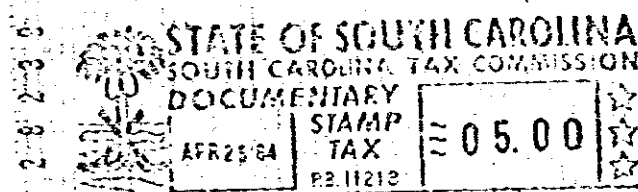
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty Six Thousand and no/100 (\$56,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 20, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 2014

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 lying in the State of South Carolina, County of Greenville, being shown and designated as the property of Margaret A. Ayers on a survey prepared by Carolina Surveying Company, dated April 16, 1984, and having according to said survey the following metes and bounds, to wit:

BEGINNING at an iron pin in the center of Plant Street at the joint corner of the property now owned by Mildred F. Adams and running thence along the joint line of said property S 70-39 W 303.3 feet to an iron pin; thence N 17-00 E 286.9 feet to an iron pin; thence N 80-00 E 97.1 feet to an iron pin; thence N 81-00 E 19 feet to an iron pin in the center of Plant Street; thence S 21-50 E 210 feet to the point of beginning.

Being the same property conveyed to the mortgagor by deed of Millard F. Adams and Amy L. Adams dated September 6, 1983, and recorded in the RMC Office for Greenville County on September 8, 1983, in Deed Book 1196, at Page 24.



which has the address of Route 14, Plant Street, Greenville, South Carolina 29607 (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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