

MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 6081.44

THIS MORTGAGE is made this 9th day of April 1984, between the Mortgagor, Sara A. Patton (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 five hundred forty-four and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 9, 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 15, 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 lot of land lying, situate and being near the Town of Fountain Inn, Fairview Township, County of Greenville, State of South Carolina, being known and designated as Lot No. 2, in accordance with plat made by R.B. Bruce, of Belmont Estates, dated November 3, 1964, and being more fully described, in accordance with said plat, to-wit:

BEGINNING at an iron pin on the western side of Jones Mill Road, joint front corner with Lot No. 1 and No. 2, and running thence along lot No. 1, N. 70-26 W. 139 feet to an iron pin; thence N. 60-26 W. 65.1 feet to an iron pin; thence S. 23-22 W. 243.1 feet to an iron pin; thence S. 62-40 E. 143 feet to an iron pin; thence S. 22-16 E. 60.9 feet to an iron pin; thence S. 18-08 W. 189 feet to an iron pin; being the point of beginning.

This is the same property conveyed by deed of Charles W. Spence and Melvin K Younts dated 12-1-64, recorded 12-22-64, in Plat Book 764, Page 3, in the Office of the RMC for Greenville County, South Carolina.

which has the address of 603 Quillen Avenue, Fountain Inn, South Carolina 29644 (herein "Property Address");

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.

400 3 11A01

5 0 0 0

1325 102