

GREENVILLE, S.C.
MAY 10 3 00 PM '84
SOUTH CAROLINA DEEDS

MORTGAGE

Vol 1331 914

THIS MORTGAGE is made this 4th day of May 1984, between the Mortgagor, Joyce M. Blackwell formerly known as Joyce M. Noe (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").

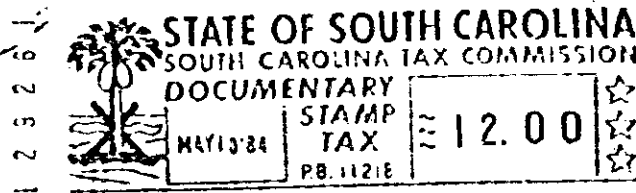
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 4, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 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 with all buildings and improvements thereon, situate, lying and being on the eastern side of Wright Road in O'Neal Township, Greenville County, South Carolina being known and designated as Lot No. 31 as shown on a plat entitled PROPERTY OF B. W. WATERS made by H. S. Brockman dated June 9, 1949, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book LLL at Page 170 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Wright Road at the joint front corner of lots nos. 18 and 31 and running thence along the common line of said lots, N. 78-43 E. 172.5 feet to an iron pin on the line of property now or formerly belonging to Arthur Zimmerman; thence with said line, S. 10-02 E. 100 feet to an iron pin at the rear corner of lots nos. 31 and 32; thence along the common line of said lots, S. 78-43 W. 171.5 feet to an iron pin on the eastern side of Wright Road; thence with the eastern side of Wright Road, N. 10-42 W. 100 feet to an iron pin, the point of beginning.

The above property is the same property conveyed to the mortgagor by deed of J. Douglas Noe recorded April 5, 1983 in Deed Book 1185 at Page 720 and by deed of MCC Financial Services, Inc. of Greenville recorded February 8, 1977 in Deed Book 1050 at Page 716.



which has the address of Route 7, Wright Road, Greer, S. C. 29651 (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 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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