



MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 10,465.50

THIS MORTGAGE is made this 30th day of April 1984 between the Mortgagor, Delottie W. Sane (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 Twenty Thousand Three Hundred Sixty One and 60/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 30, 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 15, 1994.

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 situate, lying and being in the State of South Carolina, County of Greenville, near Ware Place, and according to a Plat by W. R. Williams, Jr., R.L.S. having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of South Carolina Highway #8, N. 69-39 W 225 feet to an iron pin, said iron pin, said iron pin being 1200 feet, more or less, to a county road; thence N 18-05 E. 434.4 feet to an iron pin; thence S 68-31 E 156 feet to an iron pin; thence S 9-02 W 439.5 feet to the point of beginning, being 1.89 acres.

This is that same property conveyed by deed of Broadus C. White to Stephen E. Sane and Delottie W. Sane dated July 25, 1973 and recorded July 25, 1973 in Deed Volume 979 at Page 799 in the RMC Office for Greenville County, SC.

This is also that same property conveyed by deed of Stephen E. Sane (his undivided one-half interest) to DeLottie W. Sane dated January 11, 1978 and recorded January 18, 1978 in Deed Volume 1072 at Page 96 in the RMC Office for Greenville County, SC.

which has the address of... Route 2... Highway 8... Pelzer... SC... 29669... (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.

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