



MORTGAGE Documentary Stamps are figured on the amount financed: \$ 12,559.04

THIS MORTGAGE is made this 16th day of April 1984, between the Mortgagor, Lanny M. Carnes & Robbie D. Carnes (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 five hundred fifty nine and 04/100 Dollars, which indebtedness is evidenced by Borrower's note dated 4/16/84 (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 20, 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 of that lot of land in the County of Greenville, State of South Carolina, containing three (3) acres, more or less, as shown on plat of ELLISON C. STROUD ESTATE recorded in the R.M.C. Office for Greenville County in Plat Book 4-B, at page 39, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of S. C. Highway 414, known as Tugaloo Road, which iron pin is situate 317.5 feet southwest of Tyger Baptist Church property, and running thence S. 50-45 E. 580 feet to an iron pin; thence S. 39-30 W. 225 feet to an iron pin; thence N. 50-45 W. 580 feet to an iron pin in the center of said Highway; thence along the center of said Highway, N. 39-30 E. 225 feet to the point of beginning and being the same conveyed to us in Deed Book 867, page 445.

This is that same property conveyed by deed of Richard E. Nelson and Lydia S. Nelson to Lanny M. Carnes and Robbie D. Carnes, dated 4/2/74, recorded 4/4/74, in Deed Volume 996, at Page 592, in the R.M.C. Office for Greenville County, South Carolina.

which has the address of Route 1, Taylors (Street) (City) SC 29687 (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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