

MORTGAGE

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THIS MORTGAGE is made this 30th day of May 1984 between the Mortgagor, Jeffrey A. Williams, AMERICAN FEDERAL BANK, FSB, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 102 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Four Thousand and no/100 (\$24,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 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 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:

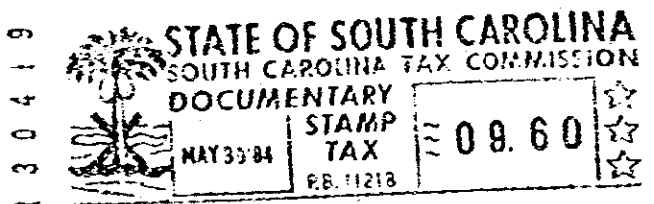
ALL that certain piece, parcel or lot of land, with any and all improvements thereon, lying, being and situate at the northeast corner of the intersection of Townes Street and Ashley Street, in the City of Greenville, Greenville County, South Carolina, having according to a plat entitled "Property of Jeffrey A. Williams" by R. B. Bruce, RLS dated May 22, 1984, and recorded in Plat Book 10-B at Page 25 in the R.M.C. Office for Greenville County, the following metes and bounds, to wit:

BEGINNING at an (X) in a wall at the northeast corner of the intersection of Townes Street and Ashley Street, and running thence along the east side of Townes Street N 11-51 E 100 feet to an iron pin; thence along property now or formerly of Edith Dill S 72-19 E 83.6 feet to an iron pin; thence along property now or formerly of David B. Mann S 9-41 W 113 feet to a nail and cap on the northern side of Ashley Street; thence along the northern side of Ashley Street N 64-25 W 90 feet to the point of beginning.

This conveyance is subject to all restrictions, set back lines, roadways, zoning ordinances, easements and rights of way, if any, affecting the above described property.

This is the identical property conveyed to the Mortgagor by Frances L. Mooney by Deed recorded simultaneously herewith.

Ashley Street is also known as Ashley Avenue.



which has the address of 32 Ashley Avenue Greenville, South Carolina 29609 (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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