

FILED MORTGAGE
GREENVILLE CO. S.C.

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THIS MORTGAGE is made this 1st day of June, 1984, between the Mortgagor, Patricia Ann Land (herein "Borrower"), and the Mortgagee, American Federal Bank, FSB a corporation organized and existing under the laws of South Carolina whose address is P.O. Box 1268 Greenville, SC 29602 (herein "Lender").

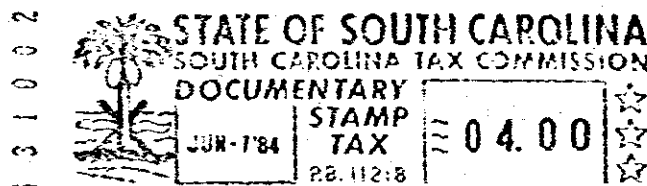
WHEREAS, Borrower is indebted to Lender in the principal sum of Ten Thousand and NO/100 (\$10,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 15, 1994 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 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 lot of land situate on the Western side of Davis Avenue in the City of Greenville, Greenville County, State of South Carolina, being shown as the major portion of Lot 27 on a plat of Trammell Heights, dated August, 1953 and prepared by J. Mack Richardson and recorded in the RMC Office for Greenville County in Plat Book EE at Page 28, and also being shown as Lot 27 on a plat of the property of Louise M. Reeves which is a revision of Lots 26, 27 and 29 of Trammell Heights, said plat being dated June 18, 1965 and prepared by Webb Surveying and Mapping Company and recorded in Plat Book III at Page 176, reference to said plat being made for a more complete description.

Derivation: Deed Book 798, Page 585, - Louise M. Reeves - 5/23/66
ALSO: This is the same property as conveyed to the Mortgagor herein by deed from Michael Ray Land recorded on even date herewith.

This mortgage is second and junior in lien to that mortgage given to First Federal Savings & Loan recorded August 19, 1977 in Mortgage Book 1407 at Page 563.



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which has the address of Route 11, Davis Drive Greenville
[Street] [City]
South Carolina 29611 (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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