



Documentary Stamp are figured on the amount included \$ 17,088.84

MORTGAGE

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THIS MORTGAGE is made this 21st day of May 1984, between the Mortgagor, Marcus Hughes and Naomi P. Hughes (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 Seventeen thousand, eighty-eight and 84/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 21, 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, 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 partial of land in Greenville County, South Carolina, shown on a plat that was surveyed 8-8-75 by Charles K. & Dean C. Edens Associates. Survey of said land formerly owned by Lynell Peterson & is being deeded to Marcus and Naomi P. Hughes. The same said land is in the City of Travelers Rest, South Carolina. Having the following metes and bounds, to-wit:

Beginning at a nail & cap in center of Hemlock Drive & running in center of Hemlock Drive N82-22E 129.7 to a nail & cap in the center of Hemlock Drive & then running S11-59E 165.1 total to an iron pin on Grassy Branch with center of said Branch being property line & running S73-38 W along said Branch 99.7 to an iron pin then running N21-18W 185.0 to nail & cap on Hemlock Drive to beginning corner 20 Feed of said lot has been deeded to Greenville County ofor Drive. Total area 0.46 AC.

This is that same property conveyed by deed of Lynell Peterson to Marcus Hughes and Naomi P. Hughes dated March 9, 1976 and recorded July 28, 1976 in deed Volume 1040 at Page 289 in the RMC office for Greenville County, South Carolina.

which has the address of Rt. 1, BOX 124 Travelers Rest, SC 29690 (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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