



Documentary Stamp is figured on the amount financed: \$ 12,809.16

MORTGAGE

VOL 1667 PAGE 631

THIS MORTGAGE is made this twenty-first day of May 1984, between the Mortgagor, David C. and Donna Jones (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 four thousand three hundred one and 60/100 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 May 5, 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 in the State of South Carolina, County of Greenville, in Oneal Township, containing 3/95 acres, more or less, in accordance with a plat entitled, "Property of David C. & Donna L. Jones", prepared by Kermit T. Gould, Surveyor, dated November 16, 1983, to be recorded of even date herewith and having such metes and bounds as appear by reference to said plat.

THIS property is conveyed subject to the rights-of-way of Pennington Road and to any easements, restrictions, or rights-of-way affecting same.

THIS is a portion of the property conveyed to the Grantor by deed of C. E. Runion, recorded on April 18, 1975 in Deed Book 1017 at Page 8 in the RMC Office for Greenville County.

This is that same property conveyed by deed of McElrath and Tucker, Inc. to David C. Jones and Donna L. Jones dated December 1, 1983 and recorded December 8, 1983 in deed Volume 1202 at Page 131 in the RMC Office for Greenville County, South Carolina.

which has the address of Route 3, Pennington Road, Blue Ridge, South Carolina 29651 (herein "Property Address");
[Street] [City] [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.

400 3 1A01

