

1007 814

GREENVILLE S.C.

MORTGAGE

JUN 15 11 37 AM '84

THIS MORTGAGE is made this Fourteenth (14) day of June 1984 between the Mortgagor, Russell T. Mangum and Lynn S. Mangum (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 Ninety-Two Thousand Five Hundred and no/100 (\$92,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 14, 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 July 1, 2014

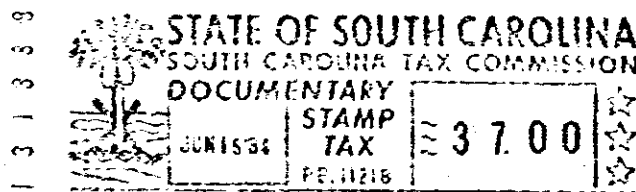
* For monthly installments and interest rates see SCHEDULE A attached.

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 piece parcel or lot of land situate, lying and being on the southwestern side of Appomattox Drive in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 294, on a plat entitled "Map 2, Section 4, Powderhorn", prepared by C.O. Riddle, dated February 9, 1983, recorded in the RMC Office for Greenville County in Plat Book 9-F, at page 50 having the following metes and bounds to wit:

BEGINNING at an iron pin at the joint lot corner of Lot No. 295 and 294 on the southwestern side of Appomattox Drive and running thence S. 54-43-36E 76.6 feet E to an old iron pin to the line of lot 293, thence running S 32-29-56W 140.02 feet to and old iron pin at the joint lot line of lot 294 and 293 thence, N 57-53W 90.53 Feet to an old iron pin at the joint rear lot of 295 and 294, then N 38-02-52 E 145.01 feet to the point of beginning.

This is the identical property conveyed to Russell T. Mangum and Lynn S. Mangum by deed of American Service Corporation, of S. C. dated and recorded concurrently herewith.



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which has the address of Lot 294, Appomattox Drive, Simpsonville, SC 29681 (Street) (City) (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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