

**MORTGAGE**

THIS MORTGAGE is made this 29TH day of JUNE 1984 between the Mortgagor, EDWARD C. LIGON, IV and NANCY T. LIGON (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").

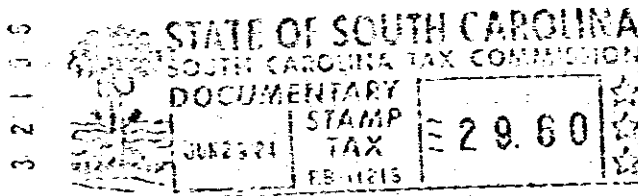
WHEREAS, Borrower is indebted to Lender in the principal sum of SEVENTY-FOUR THOUSAND AND NO/100 (\$74,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated JUNE 29, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on JULY 1, 2014

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, situate, lying, and being on the Eastern side of Donington Drive, County of Greenville, State of South Carolina, being shown and designated as Lot 55, on a Plat entitled Kingsgate, by Piedmont Engineers and Architects, recorded in the RMC Office for Greenville County, S. C., in Plat Book "WWW", at Pages 44 & 45, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at a point on the Eastern side of Donington Drive, joint front corner of Lots Nos. 54 & 55, and running thence along the common line of said Lots, N. 77-35 E., 159.1 feet to a point; thence running S. 12-11 E., 125.0 feet to a point; thence running along the common line of Lots Nos. 55 & 56, S. 77-35 W., 158.4 feet to a point on the Eastern side of Donington Drive; thence along Donington Drive, N. 12-30 W., 125.0 feet to the POINT OF BEGINNING.

This is the identical property conveyed to the Mortgagors herein, Edward C. Ligon, IV and Nancy T. Ligon by Deed of Jean Claude Peron and Joelle M. Peron, dated June 29, 1984, and recorded in the RMC Office for Greenville County, S. C., in Deed Book 1215, at Page 960, on June 29, 1984, at 1:08 P.M.



which has the address of 224 Donington Drive, Kingsgate S/D, Greenville, (Street) (City) South Carolina 29615 (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 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.

JUN 29 1984

238-11-2