

MORTGAGE

FILED GREENVILLE, S.C.

JUL 3 11 31 AM '84
THIS MORTGAGE is made this 3rd day of July 1984 between the Mortgagor WILLIAM J. OWENS and BARBARA C. OWENS (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").

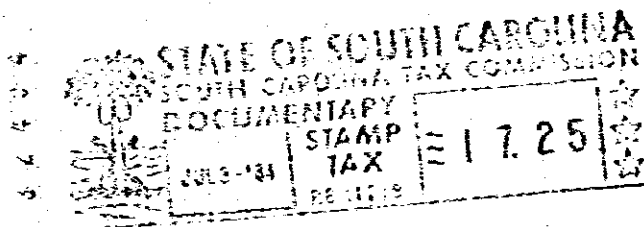
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-Seven Thousand, Five Hundred and No/100 (\$57,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 2, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 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 lot of land, situate and lying on the northwestern side of Ashley Court being shown as Lot No. 3 on a plat of Ashley Acres Subdivision dated May 19, 1977, prepared by Robert R. Spearman, Surveyor, recorded in Plat Book 6-H at page 25 in the R.M.C. Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Ashley Court S. 38-51 W. 46.8 feet to an iron pin; thence running still with said court S. 60-21 W. 185.6 feet to an iron pin at the joint corner of Lot No. 2 and Lot No. 3; thence with Lot No. 2 N. 44-23 W. 339.9 feet to an iron pin at the joint rear corner of Lot No. 2 and Lot No. 3; thence N. 48-23 E. 245 feet to an iron pin at the joint rear corner of Lot No. 3 and Lot No. 4; thence with Lot No. 4 S. 41-37 E. 370 feet to the point of beginning.

THIS being the same property that was conveyed unto the Mortgagors by deed of Rex C. Darnell and Sharon T. Darnell as recorded in Deed Book 1216 at page 188 on July 3, 1984.



which has the address of Lot No. 3, Ashley Court, Travelers Rest, South Carolina (Street) (City) 29690 (State and Zip Code) (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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