

ATTN: COMMERCIAL  
LENDING DIVISION

THIS IS A THIRD MORTGAGE

RE84-106

**MORTGAGE**

VOL 1575 PAGE 194

GRF  
JUL 31 1 10 PM '84

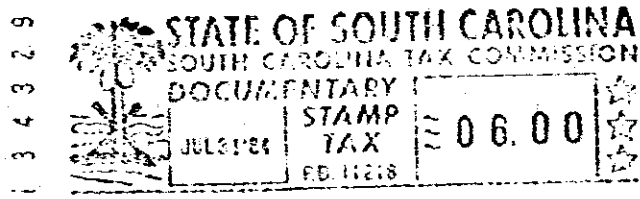
THIS MORTGAGE is made this thirty-first (31st) day of July, 1984, between the Mortgagor, Dianne S. Moreno (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL BANK, FSB, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Thousand and no/100ths (\$20,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 31, 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 31, 1985;

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 on the southwest side of New Castle Way, near the City of Greenville, in Greenville County, South Carolina, being shown as Lot 48 on plat of Section II of Wellington Green, recorded in the RMC Office for Greenville County in Plat Book "YY" at page 117 reference being made to said plat for the metes and bounds thereof.

This being the same as that conveyed to Dianne S. Moreno by deed of Luis F. Moreno dated September 30, 1981 and recorded December 7, 1981 in Deed Book 1156 at page 388 in the RMC Office for Greenville County, South Carolina.



GCTD -- 1 JUL 31 84 155 4:00CT

which has the address of Lot 48, Wellington Green, Section II, 11, Newcastle Way, Greenville, (City)  
S. C. 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 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.

RE 84 106

4328