



MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 12,967.65

THIS MORTGAGE is made this 29th day of June 1984 between the Mortgagor, Charles N. Whiting and Marion S. Whiting (herein "Borrower"), and the Mortgagee, American Federal Bank, F.S.B. 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 Two Thousand One Hundred Eighty Seven dollars and 52/100 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 15, 1992

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 parcel, piece or lot of land on Scuffle Town Road in the County and State aforesaid having according to plat drawn by Jones Engineering Services, dated August 16, 1965 the following metes and bounds:

BEGINNING at the S. W. corner of Scuffle Town Road N 46-45 to iron pin at corner of property of H. N. Minyard, thence N 67-00 E 260 feet to an iron pin thence S 46-45 E 210 feet to an iron pin thence S 67 W 260 feet to beginning corner.

This is that same property conveyed by deed of Henry Nevine Minyard, Siverleen Minyard, James T. Minyard and Virginia Minyard to Charles N. and Marion Whiting dated October 4, 1965 and recorded October 6, 1965 in deed Volume 783 at Page 466 and rerecorded in deed Volume 792 at Page 516 in the RMC Office for Greenville County, South Carolina.

which has the address of Rt. 5 Box 467 Simpsonville SC 29681 (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.

SC70 -- 1 AU 384 743 4.00CT

001-30-00754579

12,967.65

