

FILED  
AUG 7 1984  
Dennis S. Taylor

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**MORTGAGE** Documentary Stamps are figured on the amount financed: \$ 9,057.64

THIS MORTGAGE is made this 26th day of March 1984, between the Mortgagor, G. Randall Ferguson

(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 Fifteen thousand five hundred forty eight & 16/100s Dollars, which indebtedness is evidenced by Borrower's note dated March 26, 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 April 10, 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 piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina, being shown as Lot 20 of Section Three of that subdivision known as Richmond Hills, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book JJJ, page 81, and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly side of Tazewell Drive at the joint front corner of Lots 20 and 21, and running thence with the common line of said lots, N. 54-37 E., 160 feet to an iron pin; thence N. 35-23 W., 100 feet to an iron pin; thence S. 54-37 W., 160 feet to an iron pin on the easterly side of Tazewell Drive; thence with said Drive S. 35-23 E., 100 feet to the point of beginning.

The above lot is conveyed subject to restrictions applicable to Richmond Hills recorded in Deed Book 785, Page 463.

This is the same property conveyed by deed of J. Frank Williams unto G. Randall Ferguson dated May 22, 1967, recorded May 23, 1967 in Book 820 at page 273 of the RMC Office for Greenville County, South Carolina.

which has the address of 20 Tazewell Drive Greenville,  
(Street) (City)  
S.C., 29611 (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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