



MORTGAGE Documentary Stamps are figured on the amount financed \$ 11,057.33

THIS MORTGAGE is made this 16th day of July 1984 between the Mortgagor, Cornelius Keeton and Billie J. Keeton (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 Eleven Thousand-Fifty-Seven and 33/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 16, 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 7-20-89.

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 in Cleveland Township, Greenville County State of South Carolina, described as follows:

Lot No. 1: ALL that piece, parcel or lot of land situate, lying and being in Cleveland Township, and being the Western portion of Lot no. 238 of Pioneer Park, plat of which is recorded in the RMC Office for Greenville County in Plat Book G, page 82. Said lot herein conveyed has a frontage of 50 feet on River'Way and on Saluda River, and fronts 50 feet on a 15 foot alley. The Western line of said lot is 120 feet and the Eastern line 110 feet, more or less.

LOT No. 2 ALL that piece, parcel or lot of land in Cleveland Township, Greenville County, State of South Carolina, near the Geer Highway, on River Way part of Lot No. 238 of Pioneer Park property Northeast side 104 feet back to alley and North side 65 feet to iron pin back to river frontage of 50 feet on road as shown on a plat thereof recorded in Plat Book G, page 82, RMC Office for Greenville County, and reference is hereby made to said plat for a more particular description of said lot by courses and distances.

This is that same property conveyed by deed of Eugene J. Harper and Harriet Carson Harper to CORNELIUS KEETON dated February 17, 1970 and recorded February 19, 1970 in Deed Volume 884 at Page 539 in the RMC Office for Greenville County, SC.

This is also that same property conveyed by deed of Cornelius Keeton (one-half undivided interest) to Billie J. Keeton dated May 1, 1982 and recorded November 29, 1982 in Deed Volume 1177 at Page 935 in the RMC Office for Greenville County, SC.

which has the address of Lot 1 & 2 Holly Ridge Road Cleveland SC (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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