

\$80,700.00
Lot 16 Russton Lane
RUSSTON PLACE

Aug 17 12 PM '84
REC'D BY

MORTGAGE OF REAL ESTATE

American Federal Bank, FSB

Joel R. Mashburn and
Janie H. Mashburn

to

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

I. H. Philpot, Jr.

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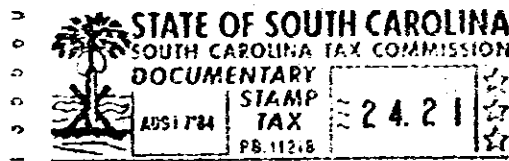
MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on August 16, 1984. The mortgagor is JOEL R. MASHBURN and JANIE H. MASHBURN ("Borrower"). This Security Instrument is given to AMERICAN FEDERAL BANK, FSB, which is organized and existing under the laws of THE UNITED STATES OF AMERICA, and whose address is POST OFFICE BOX 1268, GREENVILLE, SOUTH CAROLINA 29602 ("Lender"). Borrower owes Lender the principal sum of EIGHTY THOUSAND SEVEN HUNDRED Dollars (U.S. \$ 80,700.00). This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on September 1, 2014. This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in Greenville County, South Carolina:

ALL that certain piece, parcel, or lot of land, situate, lying and being in Greenville County, South Carolina, being shown and designated as Lot 16 on a Plat of RUSSTON PLACE, recorded in the RMC Office for Greenville County in Plat Book 9-W, at Page 73, and having, according to a more recent survey dated August 13, 1984, prepared by Richard D. Wooten, Jr., the following metes and bounds:

BEGINNING at an iron pin on the northern side of Russton Lane, joint front corner of Lots 16 and 17, and running thence with the common line of said Lots, N 22-14-20 W, 143.96 feet to an iron pin; thence with the rear line of Lot 16, N 80-29-11 E, 127.82 feet to an iron pin on Angie Drive; thence with Angie Drive, S 09-30-49 E, 107.5 feet to an iron pin; thence with the curve of Angie Drive, the chord of which is S 35-29-11 W, 35.36 feet to an iron pin on Russton Lane; thence with Russton Lane, S 74-07-26 W, 71.55 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Smith & Steele Builders, Inc., dated August 16, 1984, to be recorded simultaneously herewith.



GC10 3 AUG 17 84

which has the address of Russton Lane Taylors
[Street] [City]
South Carolina 29687 ("Property Address");
[Zip Code]

TO HAVE AND TO HOLD such property 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 rights and stock and all fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument 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 and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

RMBB

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