

MORTGAGE

THIS MORTGAGE is made this 21st day of August 19 84, between the Mortgagor, Arthur E. Sheek (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").

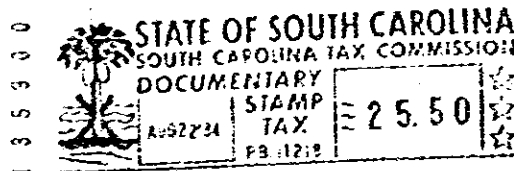
WHEREAS, Borrower is indebted to Lender in the principal sum of Eighty-Five Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 21, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 21, 1989

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 with all buildings and improvements thereon, situate, lying and being on the northeastern side of Flora Louise Drive in Greenville County, South Carolina containing 3.54 acres as shown on a plat entitled PROPERTY OF J. WALTER MOON ESTATE made by C. O. Riddle dated January 24, 1980, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 10-0 at Page 3 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Flora Louise Drive at the joint corner of the within described property and property now or formerly belonging to Bobbie Moon Green and running thence along the Green line, N. 46-09 E. 385.61 feet to an iron pin in the line of property now or formerly belonging to the Southern Region Realty, Inc.; thence along the said line, S. 81-07 E. 179.88 feet to an iron pin; thence continuing along the Southern Region Realty, Inc. line, S. 14-57 E. 634.28 feet to an iron pin on the northeastern side of Flora Louise Drive at the intersection of Flora Louise Drive and Griffin Drive; thence along the northeastern side of Flora Louise Drive, N. 55-36 W. 84.3 feet to an iron pin; thence continuing along the northeastern side of Flora Louise Drive, N. 50-25 W. 619.84 feet to an iron pin, the point of beginning.

The above property is the same property conveyed to the mortgagor by deed of Elizabeth Frances M. Tripp, Bobbie West Moon Green, Lula Grace Moon Griffin and James Walter Moon, Jr. recorded April 17, 1984 in Deed Book 1210 at Page 632



which has the address of Flora Louise Drive Moonville, (Street) (City)

S. C. (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 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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