

MORTGAGE

THIS MORTGAGE is made this 30th day of August 1984, between the Mortgagor, Alton L. and Geraldine Burnette (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").

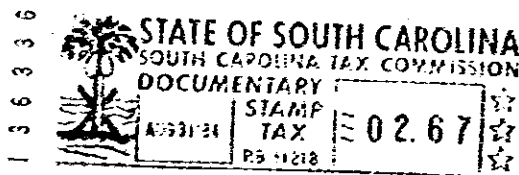
WHEREAS, Borrower is indebted to Lender in the principal sum of Eight Thousand Eight Hundred Eighty Five Dollars and 40/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 30, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 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 _____ State of South Carolina:

All that piece, parcel or lot of land, situate and lying in Greenville County, South Carolina and being shown as 2.0 acres more or less on plat of property of K.W. Moore, Sr., by Lindsey and Associates dated February 16, 1984, and lying on the Southern side of Barton Road and being bounded by lands of the grantor and having according to said plat the following metes and bounds to-wit:

BEGINNING at a point in the center of Barton Road at the joint front corner of the instant property and that now or formerly of the grantor and running thence S. 37-23-03 E. 417.6 feet to a point; thence S. 38-29-58 W. 215.99 feet to a point, thence N. 37-23-06 W. 418.87 feet to a point; thence N. 35-17 E. 44.9 feet to a point, thence N. 47-30 E. 67.3 feet to a point; thence 34.47 E. 104.6 feet to the point of beginning.

This is the same property as conveyed unto the mortgagor by deed of George H. and Maria Donady dated August 13, 1984 and recorded in the RMC Office of Greenville County this date, at 1220 page 736.



which has the address of Barton Road Travelers Rest South Carolina (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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REB 15

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