



Documentary Stamps are figured on the amount of \$ 6290.56

# MORTGAGE

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THIS MORTGAGE is made this 2nd day of August 1984, between the Mortgagor, Wilson R. "Budd" Williamson (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 Seven Thousand Eight Hundred Twenty Two and 44/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 2nd, 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 1, 1987;

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 certain piece, parcel or lot of land, situate, lying and being in Highland Township, County of Greenville, State of South Carolina, about one mile south of Liberty Church, west of and near South Carolina Highway 14, containing 3.34 acres and being more Particularly described and delineated on a survey made for Budd Williamson by Wolfe and Huskey, Inc., Engineering and Surveying, Lyman, S. C., dated July 17, 1978 and recorded in Plat Book 6-R at page 92 in the R/C Office for Greenville County. The metes and bounds and courses and distances of said property and according to the said plat as follows:

Beginning at a point on S.C. Highway 14 and running N 87 00 W 122 feet to a point, thence turning and running S 78 00 W 471 feet to an old iron pin, thence turning and running N 05 00 W 50.4 feet to an iron pin, thence continuing the same course, specifically, N 05 00 W 380.3 feet to an old iron pin, thence turning and running N 74 32 E 373 feet to an iron pin, thence turning and running generally along the bed of a creek S 05 00 E 369.2 feet to a point, thence turning and running S 85 27 E 228.6 feet to a point on S. C. Highway 14, thence turning and running along S. C. Highway 14 S 09 00 E 50 feet to the point of origin.

This conveyance is made subject to a 50 foot right of way for a road along the south side of said property as reflected on said survey.

This is a portion of that property conveyed to the grantor herein by deed of Shirley Arms, Valorie Arms, Nancy Jeanette Arms, Shelby Belue, and Harold Dean Arms, said deed dated October 9, 1972, and recorded in Deed Book 1018 at page 408 in the R/C Office for Greenville County, State of South Carolina.

This is the same property conveyed by deed of Bertha O. Arms, by deed dated 7-29-78 and recorded 10-03-78 in the R/C Office for Greenville County in Volume 1089 Page 133.

which has the address of Route #2, Hwy. 14 Greer S.C. 29651 (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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