

GREENVILLE, S.C.  
Sep 17 3 09 PM '84  
D. NIE S. TANKERSLEY  
R.M.C.

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MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on September 17, 1984. The mortgagor is TOWNES B. JOHNSON COMPANY, INC. ("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 Sixty-Seven Thousand Two Hundred and No/100 Dollars (U.S. \$67,200.00--). 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 April 1, 1985. 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, together with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the County of Greenville, State of South Carolina, on the Northwestern side of Atherton Way, and being known and designated as Lot No. Twenty-Three (23) of Devenger Pointe, Section I, as shown on plat thereof dated March, 1983, prepared by Dalton & Neves Co., and recorded in the RMC Office for Greenville County, S. C. in Plat Book 9-F, at Page 59, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Northwestern side of Atherton Way, at the joint front corner of Lots Nos. 23 and 24, and running thence with the joint line of said lots, N. 57-01 W. 140 feet to an iron pin at the joint rear corner of Lots Nos. 23, 24, 13 and 14; thence with the joint line of Lots Nos. 14 and 23, N. 32-59 E. 86 feet to an iron pin at the joint rear corner of Lots Nos. 14, 15, 22 and 23; thence with the joint line of Lots Nos. 22 and 23, S. 57-01 E. 140 feet to an iron pin on the Northwestern side of Atherton Way; thence with the Northwestern side of Atherton Way, S. 32-59 W. 86 feet to the point of beginning.

This is the identical property conveyed to the Mortgagor herein by deed of Devenger Pointe Company, A South Carolina Partnership, dated September 14, 1984, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1321, at Page 226 on September 17, 1984.

which has the address of Lot 23, Atherton Way Greer South Carolina 29651 ("Property Address"); (Street) (City) (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 seised 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.