



Documentary Stamps are figured on the amount financed: \$ 25,171.76

[Space Above This Line For Recording Data]

MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on September 24, 1984. The mortgagor is Larry G. Boyer and Marilyn P. Boyer ("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 Twenty-five thousand, one hundred seventy-one and 76/100 Dollars (U.S. \$ 25,171.76). 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 October 1, 1994. 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 with all improvements thereon, lying and being situate in the Town of Fountain Inn, County of Greenville, State of South Carolina, being shown and designated as Lot 14 and a portion of Lot 13 in accordance with plat recorded in the RMC Office for Greenville County in Plat Book BBB, Page 57 and Plat Book PPP, Page 87, and being more fully described in accordance with said plat, to-wit:

BEGINNING at an iron pin on the northern side of Belmont Drive, joint corners with Lot 15 and running thence along Lot 15 N. 27-20 E., 274.45 feet to an iron pin; thence S. 60-33 E., 125.07 feet to an iron pin; thence S. 27-20 W., 271.3 feet to an iron pin on the edge of Belmont Drive; thence along Belmont Drive N.62-00 W., 125 feet to an iron pin, the point of beginning.

This is the same property conveyed by deed of Leake & Garrett, Inc, dated 12-20-77, recorded 12-21-77, in Deed Volume 1070, Page 533, in the RMC Office of Greenville County, South Carolina.

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which has the address of 112 Belmont Drive, Fountain Inn, South Carolina 29644 ("Property Address");

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.

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