



MORTGAGE

figured on 4296.72 VOL 1687 PAGE 194

THIS MORTGAGE is made this 17th day of October 19 84 between the Mortgagor, Richard Mark Ferguson (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 Five Thousand Seven Hundred Eighty Nine Dollars and 76/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 17, 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 October 20, 1988.

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 tract of land in Paris Mountain Township, Greenville County, South Carolina, having, according to plat of the T. F. Simpson Estate, dated October 11, 1963, made by J. C. Hill, L. S., recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book at Page , and according to said Plat, having the following metes and bounds, to-wit:

Beginning at a point 450 feet from the entrance of a drive at the corner of W. E. Wynn land and tract no. five on the White Horse Road and running thence S 51-34 W two hundred (200) feet; thence N 16 E two hundred (200) feet; thence W 53 E, two hundred (200) feet; thence S 36 1/2 E two hundred (200) feet to the point of beginning and containing one (1) acre and the improvement thereon.

This is the same property conveyed by deed of Doris Blakeney unto Richard Mark Ferguson dated January 18, 1979, recorded January 18, 1979, in volumn 1095 at Page 595 of the R.M.C. Office for Greenville County, Greenville, S. C. Also deeded to Karen Harper Ferguson.

This is the same property conveyed by Karen Harper Ferguson, her undivided one half interest unto Richard Mark Ferguson dated September 24, 1984, Recorded in volumn 1223, Page 767, of the RMC Office for Greenville County, Greenville, S. C.

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which has the address of Route 3, White Horse Road, Greenville, S. C. 29609 (Street) (City) (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 seised 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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