

RECORDED
NOV 20 1984
Doris S. Tankersley

Documentary charges are figured on
the amount financed. \$ 25,071.53

MORTGAGE

VOL 1690 PAGE 693

THIS MORTGAGE is made this 26th day of October 1984, between the Mortgagors Thomas L. Lanning and Patsy A. Lanning (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 Twenty-Five Thousand Seven hundred and one and 53/100 (25,071.53) Dollars, which indebtedness is evidenced by Borrower's note dated October 26, 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 November 5, 1991

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 lot of land with all buildings and improvements situate, lying and being on the northeastern side of Driftwood Drive in Greenville County, South Carolina being shown and designated as Lot No. 17 on a plat of the Property of William R. Timmons, Jr. made by C. O. Riddle dated July, 1967 recorded in the R. M. C. Office for Greenville County, S. C. in plat Book 000 at Page 137 reference to which is hereby craved for the metes and bounds thereof

The above property is the same property conveyed to Charles E. Skelton and Georgia M. Skelton by deed of William E. Black, et al, recorded in Deed Book 1056 at Page 823 on May 12, 1977 and is hereby conveyed subject to all rights of way, easements, conditions, public roads and restrictive covenants reserved on plata and other instruments of public record and actually existing on the ground affecting said property.

This is that same property conveyed by deed of Charles E. Skelton and Georgia M. Skelton to Thomas L. Lanning and Patsy D. Lanning dated October 6, 1978 and recorded October 6, 1978 in Deed Volume 1089 at Page 442 in the RMC Office for Greenville County, SC.

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which has the address of Route 6, Box 546, Piedmont, South Carolina 29673 (herein "Property Address");
(Street) (City) (State and Zip Code)

650 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.

25,071.53

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