

FILED
GREENVILLE CO. S.C.
Nov 21 4 36 PM '84
DONNIE S. HARRISLEY
R.M.C.

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MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on November 21
1984. The mortgagor is TOWNES B. JOHNSON COMPANY, INC.
AMERICAN FEDERAL BANK, FSB ("Borrower"). This Security Instrument is given to
under the laws of THE UNITED STATES OF AMERICA, which is organized and existing
GREENVILLE, SOUTH CAROLINA 29602, and whose address is POST OFFICE BOX 1268
("Lender").
Borrower owes Lender the principal sum of Eighty-Four Thousand and No./100
Dollars (U.S. \$84,000.00). 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 June 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 improve-
ments thereon, situate, lying and being in the County of Greenville, State
of South Carolina, on the Northeastern side of Atherton Court, and being
known and designated as Lot No. 65 as shown on plat of Devenger Pointe,
Section I, 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 Northeastern side of Atherton Court, at the
joint front corner of Lots Nos. 65 and 66, and running thence with the line
of Lot No. 66 and continuing with the line of Lot No. 67, N. 32-59 E. 190
feet to an iron pin at the joint rear corner of Lots Nos. 65, 67, and 70;
thence with the line of Lot No. 70, S. 57-01 E. 110 feet to an iron pin at
the joint rear corner of Lots Nos. 64 and 65; thence with the joint line
of said lots, S. 47-01 W. 197.39 feet to an iron pin on the Northeastern
side of Atherton Court; thence with the Northeastern side of Atherton
Court, the following courses and distances: N. 50-00 W. 12.22 feet to an
iron pin; thence N. 57-01 W. 50 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 November 21,
1984, and recorded in the RMC Office for Greenville County, S. C. in Deed
Book 1227, at Page 24, on November 21, 1984.

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which has the address of Lot 65, Atherton Court Greer,
[Street] [City]
South Carolina 29651 ("Property Address");
[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 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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