

DOCUMENTARY STAMPS
ARE BASED ON THE ACTUAL PRINCIPAL
AMOUNT OF \$10,030.00.

FILED
GREENVILLE CO. S.C.

Nov 23 3 29 PM '84

DONNIE M. TANKERSLEY
R.M.C.

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MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on November 23, 1984. The mortgagor is Lonnie F. Anders and Dorothy G. Anders ("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 Fourteen thousand, two hundred, sixty and 80/100 Dollars (U.S. \$14,260.80). 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 December 1, 1989. 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 situate, lying and being in the County of Greenville, State of South Carolina being shown and designated as Lot 119 on a Plat of Powderhorn, Section 3, recorded in the RMC Office for Greenville County in Plat Book 7C at Page 4, and having according to said plat the following metes and bounds, to wit:

BEGINNING at a point on the southern side of Fredericksburg Drive at the joint front corner of Lots Nos. 119 and 120 and running thence with the common line of said Lots, S 8-09 W, 150.56 feet to a point at the joint rear corner of said Lots; thence S 88-03 W, 30 feet to a point; thence N 55-48 W, 87.64 feet to a point; thence N 1-40 W, 106.1 feet to a point on the southern side of said Drive; thence with the southern side of said Drive, S 88-10 E, 64 feet to a point; thence continuing with the southern side of said Drive, S 87-05 E, 63 feet to the point of BEGINNING.

DERIVATION: Deed of American Service Corporation of South Carolina recorded October 8, 1980 in Deed Book 1135 at Page 87 in the Greenville County RMC Office.

This mortgage is junior and secondary in lien to that certain mortgage of Lonnie F. Anders and Dorothy G. Anders to American Service Corporation in the original amount of \$50,000.00 dated October 8, 1980 and recorded October 8, 1980 in Mortgage Book 1519 at Page 682 and assigned to Fidelity Federal S&L by instrument recorded in Mortgage Book 1519 at Page 686,

which has the address of 102 Fredericksburg Dr., Simpsonville, South Carolina ("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.

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