

FILED
GREENVILLE, S.C.
Dec 3 3 04 PM '84
DONNIE S. FALKERSLEY
R.M.C.

VOL 1692 PAGE 473

[Space Above This Line For Recording Data]

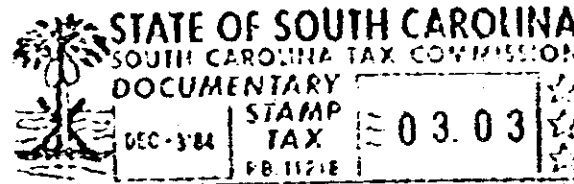
MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on November 26, 1984. The mortgagor is Fontanelle A. Burdette ("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 Ten thousand, thirty and 00/100 Dollars (U.S. \$ 10,030.00). 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 December 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 piece, parcel or lot of land lying, being and situate on the southwest side of Ponderosa Drive about 1.5 miles east of the Town of Simpsonville, in Greenville County, State of South Carolina, containing 1.20 acres, more or less, and having the following courses and distances, to-wit:

Beginning at an iron pin on the southwest side of said drive and running thence S. 67-30 W., 290 feet to an iron pin; thence N. 31-49 W., 235 feet to an iron pin; thence N. 80-20 E., 242.8 feet to an iron pin on the southwest side of Ponderosa Drive; thence with the southwest side of Ponderosa Drive S. 49-40 E., 200 feet to the beginning point.

This being the same property conveyed to the mortgagor herein by deed of Wilton W. Mayfield dated October 25, 1977 and recorded in the R. H. C. Office for Greenville County, South Carolina in Deed Volume 1067 at Page 575 on October 31, 1977.



which has the address of Rt. 7 Ponderosa Dr. Simpsonville (City)
29681 (Zip Code) ("Property Address");
South Carolina

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.

3 DE 3 84

426

4 OCT

2328 RV 27