

FILED  
GREENVILLE CO. S.C.  
DEC 10 12 06 PM '84  
DONNIE S. TANNERSLEY  
R.M.C.

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MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on December 4, 1984. The mortgagor is Benjamin Jerry Washington and Betty Jean Hall Washington ("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 Six Thousand Four Hundred Seventy-eight and 01/100 Dollars (U.S. \$ 6,478.01). 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 tract of land situate, lying and being in the State of South Carolina, County of Greenville, containing 1.34 acres according to survey made by J. Mack Richardson, RLS, dated April 12, 1966 and having, according to said plat, the following the metes and bounds, to-wit:

BEGINNING at an iron pin in the center of a dirt road at the corner of property now or formerly owned by Taylor and running thence along the Taylor line, S. 82-21 E., 230 feet to an iron pin; thence N. 10-24 E., 204 feet to an iron pin; thence N. 61-20 W., 41.4 feet to an iron pin; thence N. 61-20 W., 188.75 feet to an iron pin in the center of the dirt road; thence along the center of said road S. 23 W., 132 feet to a bend in the road; thence continuing along that road S. 3-43 W., 160 feet to the point of beginning.

THIS is the same property as conveyed to Benjamin Jerry Washington by deed of Jefferson Ware, recorded in the RMC Office for Greenville County in Deed Book 588 at Page 416 on December 3, 1957. Benjamin Jerry Washington subsequently conveyed a one-half (1/2) interest to his wife, Betty Jean Hall Washington, by deed recorded in the RMC Office for Greenville County in Deed Book 677 at Page 399 on July 10, 1961.

THIS mortgage is second and junior in lien to that certain mortgage given to American Federal Savings & Loan Association recorded in the RMC Office for Greenville County in Mortgage Book 1683 at Page 262 on September 26, 1984.

which has the address of Route 5, Box 285, Piedmont, South Carolina 29673 ("Property Address");

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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