

Mortgagee's Address:
101 E. Washington St.
Greenville, S. C. 29602

MORTGAGE

MAIL TO:
GADDY & DAVENPORT
P. O. BOX 10267
GREENVILLE, S. C. 29603

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THIS MORTGAGE is made this 11th day of June 1984 between the Mortgagor, Robert S. McDuffie and Melody R. McDuffie (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").

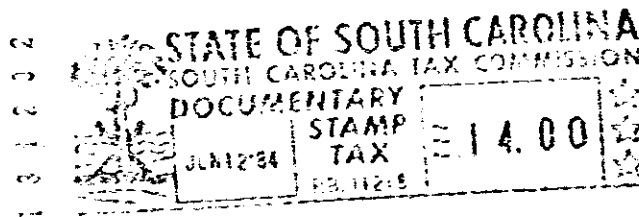
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Five Thousand and 00/100 (\$35,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 11, 1984 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 2014 *RDM*

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 certain lot of land with all improvements thereon lying in Greenville County, State of South Carolina on the southern side of LaMont Lane, shown as Lot 53 on a plat entitled PORTION OF DIXIE FARMS, prepared by Dalton & Neves, dated December, 1939, recorded in the RMC Office for Greenville County in Plat Book "L" at Pages 3 through 5 and being further described according to a recent survey prepared by Freeland and Associates, dated June 8, 1984 as follows:

BEGINNING at an iron pin on the southern side of LaMont Lane at the joint front corner of Lots 52 and 53, which point is 280 feet plus or minus to Welcome View Drive; thence running along the common line of Lots 52 and 53, S. 28-50 E. 758.36 feet to an iron pin; thence S. 75-20 W. 149.9 feet to an iron pin at the joint corner of Lots 53 and 54; thence along the common line of Lots 53 and 54 N. 27-37 W. 720.95 feet to an iron pin on the southern side of LaMont Lane; thence along LaMont Lane N. 60-47 E. 130 feet to the point of beginning.

Being the same property conveyed to Dennis Bruce Norwood, as Trustee, by deed dated January 28, 1977 recorded in Deed Book 1050 at Page 262 in the RMC Office for Greenville County, and conveyed by deed from Dennis Bruce Norwood, as Trustee to the Mortgagors herein, dated June 11, 1984 to be recorded herewith in the RMC Office for Greenville County.



which has the address of Route 11, LaMont Lane, Greenville, (City)

S. C. 29611 (herein "Property Address"); (State and Zip Code)

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.

420-0 31801

