

# MORTGAGE

VOL 1689 PAGE 678

THIS MORTGAGE is made this 19th day of October 1984 between the Mortgagor, Frank W. and Harriott R. Loftis (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL BANK F.S.B. a corporation organized and existing under the laws of THE UNITED STATES OF AMERICAN whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Sixteen thousand six hundred seventy eight & 80/100 (16,678.80) Dollars, which indebtedness is evidenced by Borrower's note dated October 19, 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 November 5, 1989

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 lot of land, with the buildings and improvements thereon, situate on the Eastern side of Heard Drive, near the City of Greenville, in the County of Greenville, State of South Carolina, and being known and designated as Lot No. 50, Section 1; according to plat of Belmont Heights, recorded the R.M.C. Office for Greenville County in Plat Book GG, at Pages 54-55, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the Eastern side of Heard Drive, said iron pin being at joint front corner of Lots 49 and 50 and running thence S. 74-12 E. 153.5 feet to an iron pin; thence S. 33-18 W. 225 feet to an iron pin on the Eastern side of Heard Drive; thence with said Heard Drive the following courses and distances: N. 17-07 W. 70 feet to an iron pin; thence N. 12-20 W. 50 feet to an iron pin; thence N. 2-47 W. 50 feet to an iron pin; thence N. 7-44 E. 60 feet to an iron pin at the point of beginning.

This is the identical property conveyed to the grantor herein by deed of Harold B. Munkvold dated May 6, 1957 and recorded in the R.M.C. Office for Greenville County in Deed Book 576 at page 216.

DERIVATION: This is the same property conveyed by deed of Elbert L. McClung unto Frank W. and Harriett R. Loftis, dated November 30, 1961, recorded December 1, 1961 in Volume 687 at page 435 of the RMC Office for Greenville County, Greenville, South Carolina

which has the address of 6 Heard Drive Greenville South Carolina 29605 (herein "Property Address");

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 seized 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.

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