

FILED GREENVILLE CO. S.C. MORTGAGE

MAR 14 12 51 PM '84

THIS MORTGAGE is made this 14th day of March 1984, between the Mortgagee, Phil R. Plumblee and Denise W. Plumblee (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 Twelve thousand, and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 14, 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 April 1, 1994.

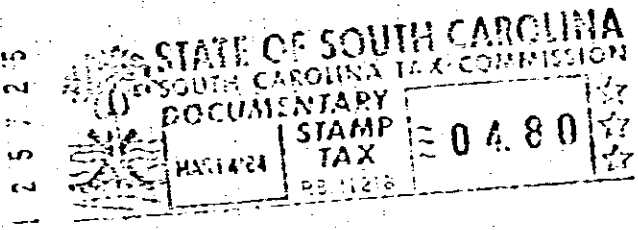
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 in the County of Greenville, State of South Carolina, in O'Neal Township, being a portion of the property of Lillie Plumblee, and having according to a plat prepared by Lindsey & Associates dated March 12, 1984, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the Locust-Tigerville Road at a point in line with the eastern bank of a road dividing this property and property of M. H. Barry, and running thence along said dividing road, S. 0-05 W. 343 feet to an iron pin; thence N. 74-04 E. along Lillie Plumblee, 130 feet to an iron pin; thence N. 0-14 E. 343 feet to an iron pin in the center of the Locust-Tigerville Road; thence along the center of that road, S. 74-14 W. 131.34 feet to the point of beginning.

This being the same property conveyed to the Mortgagors herein by deed of Bennett G. Plumblee and Carol S. Plumblee dated March 12, 1984 and recorded March 14, 1984 in Deed Book 1208 at Page 79, in the RMC Office for Greenville County.

See PLAT 101 AT page 42



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which has the address of Rt. 1, Box 241, Tigerville Rd., Travelers Rest, SC (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.