



MORTGAGE

Documentary Stamp Tax on the amount financed: \$ 18,678.72

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THIS MORTGAGE is made this 12th day of March 19 84, between the Mortgagor, Roy Walker Leopard and Betty G. Leopard (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-four thousand five hundred seventy-five and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 12, 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 March 15, 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 certain lot or tract of land lying in the State of South Carolina, County of Greenville, Town of Fountain Inn, on the Southern side of Blue Ridge Drive and shown as Lot 7 on a plat of Woodfield Heights, Section 2, which plat is recorded in the R.M.C. Office for Greenville County in Plat Book PPP, Page 109, and has, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern side of Blue Ridge Drive, at the joint front corner of lots 6 and 7 and running thence along the joint line of said lots, S. 24-15 W., 200 ft. to an iron pin; thence N. 65-45 W., 100 ft. to an iron pin; thence N. 24-15 E., 200 ft. to an iron pin on the Souther side Blue Ridge Drive; thence along the side of said Drive, S. 65-45 E., 100 ft. to an iron pin at the point of beginning.

This is the same property conveyed by deed of Billie C. Patton dated 3-15-69, recorded 3-19-69 in Deed Volume 864, Page 265, in the R.M.C. Office of Greenville County, South Carolina.

which has the address of 109 Blue Ridge Drive Fountain Inn SC 29644 (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 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.

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