

FILED
GREENVILLE CO. S.C.
JUN 18 3 51 PM '84

MORTGAGE

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THIS MORTGAGE is made this 18th day of June 1984, between the Mortgagor, WILEY C. BURNS AND DIANE O. BURNS (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").

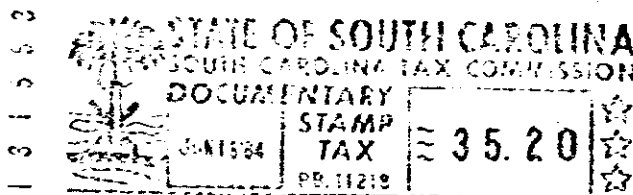
WHEREAS, Borrower is indebted to Lender in the principal sum of Eighty-eight Thousand and No/100 (\$88,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 18, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 2014

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 piece, parcel or lot of land situate, lying and being on the Northern side of Shefford Street, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 85 as shown on a plat of Silverleaf Subdivision, Section I-A, dated February 12, 1981, prepared by Dalton & Neves Co., and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 9-F at page 61, and having, according to said plat and a more recent plat entitled "Property of Wiley C. Burns and Diane O. Burns", dated June 14, 1984, prepared by Freeland & Associates, the following metes and bounds:

BEGINNING at an iron pin on the Northern side of Shefford Street, at the joint front corner of Lots Nos. 85 and 86, and running thence with the line of Lot No. 86 N. 19-00 W. 178.32 feet to an iron pin; thence N. 78-59 E. 48.94 feet to an iron pin in the rear line of Lots Nos. 84 and 85; thence with the line of Lot No. 84 S. 40-38 W. 162.35 feet to an iron pin on the Northern side of Shefford Street; thence with the curve of the Northern side of Shefford Street, the chord of which is S. 60-13 W. 110 feet to the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of American Service Corporation of S. C., dated June 15, 1984, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book _____ at page _____, on June 18, 1984.



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which has the address of Lot 85, Shefford Street Greer South Carolina 29651 (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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