

GREENVILLE
OCT 17 11 40 AM '83
DONNE
R.M.C. FASLEY

MORTGAGE

BOOK 1631 PAGE 25

THIS MORTGAGE is made this 14th day of OCTOBER 1983, between the Mortgagor, J. P. McGUIRE (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 SIXTY-FIVE THOUSAND SIX HUNDRED AND NO/100 (\$65,600.00) Dollars, which indebtedness is evidenced by Borrower's note dated OCTOBER 14, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on MAY 1, 1984

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 piece, parcel or lot of land with all improvements thereon situate, lying and being on the northern side of ST. CHARLES PLACE in the County of Greenville, State of South Carolina, and being known and designated as Lot #3 of ST. CHARLES PLACE on a plat made by FREELAND & ASSOCIATES dated October 13, 1983 to be recorded herewith, reference being had to said plat for a more complete metes and bounds description.

THIS property is a portion of the same acquired by the mortgagor by deed from NEWCASTLE CONTRACTORS, INC. dated August 13, 1982 and recorded in the RMC Office for Greenville County on February 15, 1983 in Deed Book 1182 at Page 558.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY
OCT 14 1983
STAMP
TAX 20.24

which has the address of Lot 3, ST. CHARLES PLACE, GREER, SOUTH CAROLINA 29651
[Street] [City]
..... (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 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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