

RECORDED
FILED
JUL 3 2 31 1984
R.M.C. SLEY

MORTGAGE

THIS MORTGAGE is made this 3rd day of February 1984, between the Mortgagor, Jarrett D. Evett and Margie R. Schmauch Evett formerly Margie R. Schmauch (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-Four Thousand and No/100 (\$64,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 3, 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 September 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 in Gantt Township, Greenville County, State of South Carolina, about 8 miles Southwest of the City of Greenville, on the Northern side of Highway No. 294, and having, according to survey entitled "Property of Margie R. & Jarrett D. Evett", dated January 21, 1984, made by T. H. Walker, Jr., Reg. L.S., and recorded in the RMC Office for Greenville County, SC, in Plat Book 104, at Page 37, the following metes and bounds, to-wit:

BEGINNING at an iron pin in or near the center of Highway No. 294 (S-23-294) 519.7 feet Southwest of Augusta Road, and running with the center of said Highway, S. 69-18 W. 50.63 feet to an iron pin; thence turning and leaving said Highway and running with property now or formerly of Donald M. Tomlinson and other property of the mortgagors herein, N. 11-40 W. 963.7 feet to an iron pin; thence turning and running with other property of the mortgagors herein, S. 78-20 W. 248.91 feet to an iron pin; thence, N. 11-40 W. 175 feet to an iron pin; thence, N. 78-20 E. 298.91 feet to an iron pin; thence turning and running with property now or formerly of John D. Huff, S. 11-40 E. 1130.75 feet to an iron pin in or near the center of Highway No. 294 (S-23-294), the point of beginning.

This is a portion of the same property conveyed to Margie R. Schmauch (now Margie R. Schmauch Evett) and Jarrett D. Evett by deed of Michael W. Taylor, John Jeffrey Harmon and Barbara Joan Bayne dated August 2, 1980, and recorded in the RMC Office for Greenville County, SC, in Deed Book 1130, at Page 423.

STATE OF SOUTH CAROLINA
PUBLIC MONETARY TAX COMMISSION
DOCUMENTARY
STAMP TAX \$ 25.60

which has the address of Conestee Road Greenville, SC 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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