



Documentary Stamps are figured on the amount financed: \$ 4233.47

MORTGAGE

THIS MORTGAGE is made this 14th day of February 1984 between the Mortgagor, Kenneth N. Gamble and Lauren J. Gamble (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 Five Thousand-Nine Hundred Fifty-Six and 80/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 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 February 15, 1989

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 Southern side of Ashley Avenue, County of Greenville, State of South Carolina, and being known and designated as part of Lot 5 and part of Lot 6 on plat of Block E, Buist Property recorded in the RMC Office for Greenville County in Plat Book C, Page 10, and according to a more recent survey made by Carolina Surveying Company, dated February 14, 1974, having the following metes and bounds, to-wit:

BEGINNING at a point on the southern side of Ashley Avenue, said point being 711.7 feet from the intersection of Townes Street with Ashley Avenue and running thence S. 87-00 W., 71 feet to an iron pin; thence running N. 9-09 E., 119.7 feet to an iron pin; thence running S. 80-15 E., 20 feet to an iron pin; thence running N. 9-45 E., 10 feet to an iron pin; thence running S., 80-15 E., 50.5 feet to an iron pin; thence running S., 9-45 W., 114.0 feet to the point of beginning.

This is that same property conveyed by deed of William Carl Fricke and Leslie Jeanne Shirley Fricke to Kenneth N. Gamble and Lauren J. Gamble dated August 9, 1978 and recorded August 10, 1978 in Deed Volume 1085 at Page 64 in the RMC Office for Greenville County, SC.

which has the address of 204 Ashley Avenue Greenville SC 29609 (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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