

PLEASE MAIL TO:  
AMERICAN FEDERAL BANK  
101 EAST WASHINGTON ST.  
GREENVILLE, S.C. GREENVILLE, S.C.

VOL 1034 PAGE 826

**MORTGAGE**

MAR 30 4 45 PM '84

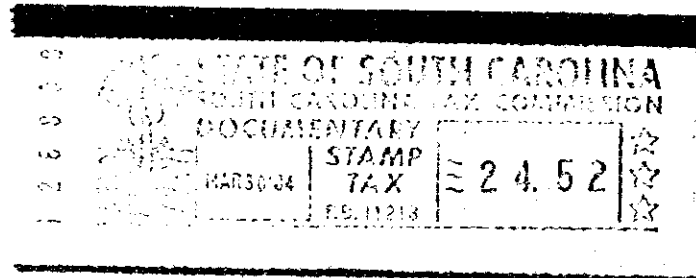
THIS MORTGAGE is made this 30th day of March 1984, between the Mortgagor, JERRY N. WELLS, JR. (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL BANK, FSB, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty One Thousand Two Hundred Fifty Five & 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 30, 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 1, 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:

as described on a plat entitled "Property of James V. Glover, Jr." dated July 13, 1977 prepared by Freeland and Associates recorded in Plat Book 6-F at page 85. The subject property fronts on the northerly side of East Lee Road a distance of 80 feet.

This is the identical property conveyed to the Mortgagor by deed of A.S. Wells, III as Executor under the Will of James V. Glover to be recorded herewith.



GC10 ----- 3 AP 30 84 052

which has the address of #303 East Lee Road, Taylors, S.C., 29687 (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.

6  
2  
8  
0

2  
328-11-2