



MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 38,071.24

THIS MORTGAGE is made this 16th day of March 1984, between the Mortgagor, George S. Failor and Margaret P. Failor same as George S. Failor, Sr. (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 Seventy Three Thousand Twenty Six dollars and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 16, 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 April 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:

All that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being on the westerly side of Farmington Road near the City of Greenville, S. C. being known and designated as Lot No. 72 on Plat No. 1 of Chestnut Hills, as recorded in the RMC Office for Greenville County S. C., in Plat Book QQ, page 83, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of Farmington Road, said pin being the joint front corner of Lots 72 and 73, and running thence with the common line of said lots N. 79-12 W. 112.6 feet to an iron pin; thence S. 15-59 W. 156.7 feet to an iron pin, joint corner of Lots 71, 72 and 74; thence with the joint line of Lots 71 and 72 N. 76-54 E. 175.9 feet to an iron pin on the westerly side of Farmington Road; thence with the westerly side of Farmington Road N. 8-55 W. 70 feet to an iron pin to the point of beginning.

This is that same property conveyed by deed of John C. Cothran to George S. Failor and Margaret P. Failor dated May 2, 1964 and recorded May 7, 1964 in deed Volume 748 at page 294 in the RMC Office for Greenville County, South Carolina.

which has the address of 302. Farmington 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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