

1018-756

MORTGAGE

THIS MORTGAGE is made this 11th day of April 1984, between the Mortgagor, JESSE C. TRAMMELL and ANN T. TRAMMELL (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").

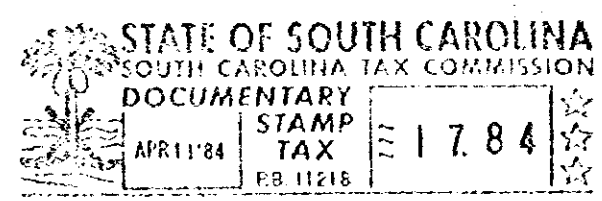
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-Four Thousand Six Hundred and No/100 (\$44,600.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 11, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 2014

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, with all improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina, being shown as Lot No. 68 on plat of the revision of Shamrock Acres Extension, recorded in Plat Book RR, at Page 133 and also shown on plat entitled "Property of Jesse C. Trammell and Ann T. Trammell," dated April 5, 1984, and having, according to said more recent survey, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of County Cork Drive and running thence with said drive, N. 75-18 E. 47.3 feet to an iron pin; thence still with said drive, S. 66-45 E. 76 feet to an iron pin, thence continuing S. 60-33 E. 79.6 feet to an iron pin; thence continuing S. 55-00 E. 27 feet to an iron pin, joint corners of Lots Nos. 53 and 68 and running thence with the common boundary of said lots, S. 35-00 W. 120 feet to an iron pin, thence running S. 79-15 W. 51.5 feet to an iron pin, joint rear corners of Lots Nos. 67 and 68; thence turning and running with the common boundary of said lots, N. 26-02 W. 200.3 feet to an iron pin, being the point of beginning.

Derivation: James E. Porter, d/b/a Porter's Rental Properties, Deed Book 1210, at Page 256, recorded April 11, 1984.



which has the address of 5 County Cork Drive Greenville (Street) (City) South Carolina 29611 (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 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.

SOUTH CAROLINA --1 to 4 Family --6:75 --FNMA/FHLMC UNIFORM INSTRUMENT

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