

MORTGAGE

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THIS MORTGAGE is made this 20th day of April 1984, between the Mortgagor, Jesse T. Cantrell and Carolyn M. Cantrell (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 SIX HUNDRED AND NO/100 (\$73,600.00)ars, which indebtedness is evidenced by Borrower's note dated April 20, 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.

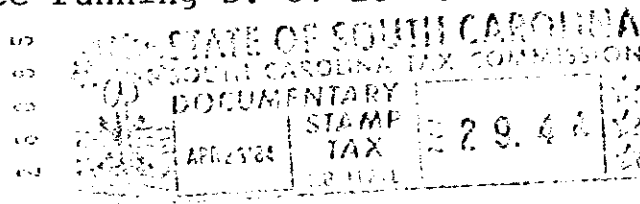
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, and being shown and designated as 4.5 acres, more or less, on a plat prepared for Buddy Wallace by Ethan C. Allen, R.L.S., recorded in Plat Book 9-Y, at Page 45, R.M.C. Office for Greenville County, South Carolina, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point at the joint corner of property of Martin and said 4.5 (more or less) tract, said point being 650 feet, more or less, from Dogwood Lane, and running thence with property of Martin S. 65-00 E. 239.31 feet to a point; thence continuing S. 64-48 E. 112.69 feet to a point; thence running S. 26-27 W. 208.24 feet to a point; thence running S. 67-16 E. 243.10 feet to a point; thence running S. 34-00 W. 150.01 feet to a point; *thence running S. 9-28 W. 20.55 feet to a point; thence running N. 67-16 W. 790.0 feet to a point; thence running N. 15-58 W. 108.52 feet to a point; thence continuing N. 28-44 E. 174.43 feet to a point; thence continuing N. 55-03 E. 155.08 feet to the point of BEGINNING.

This is the same property conveyed to the mortgagors by deed of M. V. Cantrell dated March 2, 1984 and recorded March 5, 1984 in Deed Book 1207 at Page 477, R. M. C. Office for Greenville County, South Carolina.

* thence running S. 67-16 E. 200 feet to a point;



which has the address of Route 11 Dogwood Lane Greenville South Carolina (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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