



MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 21,864.65

THIS MORTGAGE is made this 12 day of April 1984 between the Mortgagor, Edgar H. McCanless and Alice A. McCanless (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 STREET GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty One Thousand Seven Hundred Thirty Six Dollars and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 12, 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 15, 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 lot of land situate on the east side of Wembley Road, in the City of Greenville County of Greenville, Stat of South Carolina, Known as Lot No. 306 on plat of Section B of Gower Estates, made by R. K. Campbell, Surveyor, December 1961, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book XX at pages 36 and 37, and having according to said plat the folling metes and bounds, to-wit:

Beginning at an iron pin on the east side of Wembley Road, at joint front corner of Lots 305 and 306, and runs thence along the line of Lot 305, S. 60-24 E. 203.1 feet to an iron pin, thence S. 36-35 W. 140 feet to an iron pin; thence along the line of lot 307, N. 48-48 W. 194 feet to an iron pin on the east side of Wembley Road; thence along the curve of Wembley Road (the chord being N. 31-51 E. 100 feet), to the beginning corner.

This is the same lot conveyed to grantor by Conyers & Gower, Inc. by deed recorded July 27, 1964 vol 754 page 33 of the RMC Office for Greenville County, S. C. , and is conveyed subject to restrictions applicable to said property recorded in deed vol. 693 page 7, and to any recorded easements or rights of way.

Derivation: This the same property conveyed by deed of Donald E. Galt Inc. to Edgar Harris McCanless, dated 10-30-64, recorded 11-2-64, in volume 760 at page 577 of the RMC Office for Greenville County, SC.

which has the address of 521 Wembley Road Greenville South Carolina 29607 (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.

Vertical stamp on the right margin containing the number 470.

Vertical stamp on the right margin containing the number 21864.65.