

FILED
GREENVILLE S.C.

MORTGAGE

VOL 1592 PAGE 746

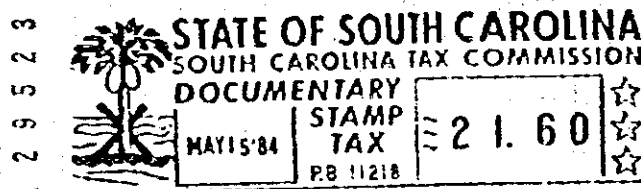
MAY 15 3 29 PM '84
THIS MORTGAGE is made this 3rd day of May 1984, between the Mortgagor, Charles R. Barrett and Debra C. Barrett (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL BANK, FSB, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-four Thousand and No/100 (\$54,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 3, 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 December 1, 1984.

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 tract of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as part of Lot 2, FANNIE C. COOPER ESTATE, as shown on plat recorded in the RMC Office for Greenville County in Plat Book 5-X at Page 40, also known as 3.0 acres tract of Property of Vernon Cooper, as recorded in Plat Book 9-U at Page 75, also known as Part of Lot 2, 3.0 acres more or less, as shown on plat entitled PROPERTY OF CHARLES R. BARRETT and DEBRA C. BARRETT, dated April 18, 1984, prepared by Richard D. Wooten, Jr., RLS, which plat is recorded in the RMC Office for Greenville County in Plat Book 10-P at Page 56, and having, according to the most recent survey, such metes and bounds as appears thereon.

THIS being the same property conveyed to the mortgagors herein by deed of Vernon R. Cooper, recorded in the RMC Office for Greenville County, SC, on June 27, 1983, in Deed book 1191 at Page 246.



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which has the address of Route 5, Bethany Road, Simpsonville, South Carolina 29681 (City) (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.

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