



MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 8736.85

THIS MORTGAGE is made this 1st day of May 1984, between the Mortgagor, James A. Guy & Katherine Guy (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 Twelve Thousand Four Hundred Twenty two & 40/100's Dollars, which indebtedness is evidenced by Borrower's note dated May 1, 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 10 1989

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 in Greenville County, South Carolina, Being shown as Lot 34 on plat entitled "Property of W.R. Timmons" recorded in Plat Book MM at page 127 in the RMC Office for Greenville County, and fronting on Salem Court.

Being the same property conveyed to the grantor by H. C. Bates by deed recorded in the RMC office of Greenville County in Vol. 941 at page 40.

This is that same property conveyed by deed of H. C. Bates to James A. Guy and Katherine B. Guy dated April 12, 1972 and recorded April 13, 1972 in Deed Volume 941 at Page 40 in the RMC Office for Greenville County, SC.

which has the address of 115 Salem Court Greenville, S.C. 29611 (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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