

# MORTGAGE

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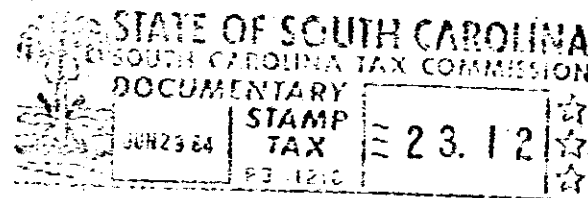
THIS MORTGAGE is made this 29th day of June 1984, between the Mortgagor, Jerry S. Cely and Linda M. Cely (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL BANK, FSB, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty Seven Thousand Seven Hundred Fifty and NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 29, 1984 (herein "Note"), providing for monthly instalments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 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 in the County of Greenville, State of South Carolina, on the easterly side of Cunningham Road, being shown and designated as Lot No. 20, on plat of Rosewood Acres, recorded in the RMC Office for Greenville County, S.C. in Plat Book MM, at Page 154. For a more complete description see survey by Dalton & Neves Co., Inc. Engineers, dated June, 1984 and recorded in the RMC Office for Greenville County, South Carolina in Plat Book 10-5, at Page 57 June 29, 1984.

This is the same property conveyed to the Mortgagors herein by way of a deed from Larry O. Vaughn and Susan B. Vaughn recorded in the RMC Office for Greenville County June 29, 1984 in Deed Book 1215, page 930.



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which has the address of 502. Cunningham Road, Taylors (City) South Carolina 29687 (State and Zip Code) (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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