



MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 3,824.43

VOL 1671 PAGE 573

THIS MORTGAGE is made this 4th day of June 19 84 between the Mortgagor, Jerry L. Gregory (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 Four Thousand Seven Hundred Fifty-five and 96/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 4, 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 June 20, 1987.

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 lot of land in Greenville County, S.C., containing 1.04 acres more or less. Being part of deed to me by volume 368 at page 83.

BEGINNING at old store in old road Noble Campbells Corner running thence S. 83-30 W. 210 feet to iron pin; thence N. 9-52 W. 210 feet to iron pin; thence N. 83-30 E. 210 feet to iron pin in old road; thence with same 59-52 E. 210 feet to the beginning.

For further reference plat of survey for me by J. O. Bruce, Reg. Surveyor, dated February 19, 1962.

This is that same property conveyed by deed of Nettie Steadman Henson to Jerry Gregory, dated February 19, 1962, recorded March 5, 1962, in volume 693 at page 416 of the RMC Office for Greenville County, SC.

which has the address of Rt. #2, Dill Road, Landrum, SC 29356 (Street) (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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