

**MORTGAGE**

RECORDED  
JUL 12 2 59 PM '84  
DEPT. OF REVENUE

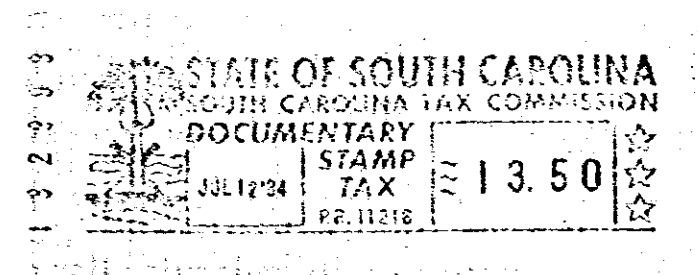
THIS MORTGAGE is made this 6th day of July, 1984, between the Mortgagor, Danny W. and Vanessa R. Adair (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL BANK, FSB, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of FORTY FIVE THOUSAND AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 6, 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 August 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 Greenville County, State of South Carolina in the City of Mauldin, being known as Lot 15, on Plat of Section 2, Mont-claire as shown on plat thereof recorded in Plat Book WWW at Page 41 and being shown on plat of property of Danny W. Adair and Vanessa R. Adair prepared by R. B. Bruce, RLS, dated July 3, 1984 and recorded in the RMC Office for Greenville County in Plat Book 10-V at Page 3, reference thereto being hereby craved for a more complete metes and bounds description.

This being the same property conveyed to the mortgagors herein by deed of Konrad Ried and Georgina Ried to be recorded herewith.



2 JUL 12 84 812 6.0001

which has the address of 110 Cheshire Drive, Mauldin, SC 29662 (herein "Property Address");  
(Street) (City) (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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