

MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 10,058.04

THIS MORTGAGE is made this 8th day of June 19. 84, between the Mortgagor, John W. and Marion E. Gore (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 ten thousand fifty eight and 04/100 Dollars, which indebtedness is evidenced by Borrower's note dated (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 15, 1994

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, on the western side of Braddock Drive near the Town of Taylors, being shown as Lot No. 129 on plat of Brook Glenn Gardens recorded in Plat Book JJJ at Page 85, and being further described as follows:

Beginning at an iron pin on the western side of Braddock Drive at the corner of Lot 130, and running thence with the western side of said Drive, S. 29-43 E. 40 feet; thence S. 36-43 E. 55 feet and S. 64-09 E. 32.7 feet to an iron pin at corner of Lot 128; thence with line of said lot, S. 65-11 W. 174.9 feet to an iron pin at corner of Lot 125; thence with line of said lot, N. 29-43 W. 123 feet to an iron pin at corner of Lot 130; thence with line of said lot, N. 66-33 E. 150 feet to an iron pin at point of beginning.

This is that same property conveyed by deed of Bob Maxwell Builders, Inc. to John W. Gore and Marion E. Gore dated February 6, 1967 and recorded February 6, 1967 in deed Volume 813 at Page 312 in the RMC Office for Greenville County, South Carolina.

which has the address of 8 Braddock Drive, Taylors (Street) (City) SC 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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