



MORTGAGE

Documentary Stamps are figured on the amount financed, \$ 13,361.40

THIS MORTGAGE is made this 22nd day of June 1984, between the Mortgagor, Edmond E. Ware, III and Sylvia D. Ware (herein "Borrower"), and the Mortgagee, American Federal Bank, F.S.B., 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 Twenty Five Thousand Six Hundred Fifty Nine dollars and 60/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 22, 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 July 10, 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 certain piece, parcel, or tract of land, with all improvements thereon, situate, lying and being in Greenville County, South Carolina fronting on SC Highway 290 and being shown as 2.28 acres on plat prepared by Lindsey & Associates, Inc. dated June 30, 1982, as recorded in the RMC Office for Greenville County, South Carolina in Plat Book 90, Page 53, reference to said plat being made for a metes and bounds description of said tract of land.

This is that same property conveyed by deed of Harry D. Bradley and Doris P. Bradley to Edmund E. Ware, III and Sylvia K. Ware, dated August 5, 1982 and recorded August 6, 1982 in deed Volume 1171 at Page 656 in the RMC Office for Greenville County, South Carolina.

which has the address of Rt. 2 Highway 290 Taylors SC 29687 (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.

GCTO -----3 JL20 84 024

4-OCT-84