



Documentary Stamps are figured on the amount financed: \$ 2090.48

MORTGAGE

THIS MORTGAGE is made this 1st day of June 1984, between the Mortgagor, James P. Pearson and Barbara Bevis Pearson (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 two thousand three hundred forty one and 44/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 1, 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 November 15, 1985;

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 those pieces, parcels or lots of land situate, lying and being in the County of Greenville, State of South Carolina, at the intersection of Old Easley Bridge Road and a County Road being known and designated as Lots Nos. 18 and 19 as shown on plat entitled "Property of Estate of Arthur J. Phillips, Deceased" being recorded in the RMC Office for Greenville County in Plat Book S at Page 97 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side or a County Road, joint front corner of Lots 19 and 20 and running thence with the joint line of said lots S. 53-12E. 347.5 feet to an iron pin at the rear corner of Lot 13; running thence with the rear line of Lot 13 N. 40-30 E. 92.7 feet to an iron pin; thence along the line of Lot 18 N. 26-33 E. 660 feet to an iron pin on the southern side of Old Easley Bridge Road; thence with said road S. 66-43 W. 203 feet to an iron pin; thence continuing with said road S. 75-42 W. 221.4 feet to an iron pin at the intersection of said road and a County Road; thence with said County Road S. 35-14 W. 302.1 feet to an iron pin at the corner of Lot 19; thence continuing with said County Road S. 38-47 W. 92.4 feet to the beginning corner.

This being the same property conveyed to the Grantor herein by deed of Beattie W. Phillips and Beatrice P. Waters (formerly Beatrice P. Clark) dated August 8, 1978 and recorded August 8, 1978 in the RMC Office for Greenville County in Deed Book 1084 at Page 984.

This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record, on the recorded plat(s), or on the premises.

This is the same property conveyed by deed of Holland Reeves to James P. Pearson dated 7-29-79 and recorded 7-10-79 in volume 1106 at page 423 of the RMC Office for Greenville County South Carolina.

This is that same property conveyed by deed of James P. Pearson (his one-half interest) to Barbara Bevis Pearson dated October 25, 1982 and recorded November 1, 1982 in deed Volume 1176 at Page 421 in the RMC Office for Greenville County, South Carolina.

which has the address of Rt. 8, Old Easley Bridge Road, Greenville

SC 29611 (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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