



MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 5978.43

THIS MORTGAGE is made this 21st day of June 1984 between the Mortgagor, Robert L. Adams Jr, (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 Five Thousand, Nine Hundred Seventy Eight Dollars and 43/100 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 July 1, 1989

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 Township, Greenville County, State of South Carolina, in School District 8-AC, and being situated on the northeast side of the Worley Road, and being more particularly described as follows:

BEGINNING at a stake on the northeast side of said Road, which stake is 50 feet southeast of the corner of said Road and C Street, and running thence in a northeasterly direction 157 feet to a stake in line of property now or formerly of W.J. Gassaway; thence with his line in a southeasterly direction 135 feet to a stake in line of lot now or formerly of A.E. Black; thence with his line, in a southwesterly direction, 157 feet to a stake on the Worley Road; thence with said Road in a northwesterly direction 150 feet, more or less, to the beginning.

This is the same property conveyed by deed of Clara B. Young Cartee and Marie L. Adams unto Robert L. Adams Jr., dated May 15, 1959, recorded May 21, 1959 in volume 625 at page 266 of the RMC office for Greenville County, Greenville, S.C.

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which has the address of 303 Worley Road, Greenville, S.C. 29609 (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.

