



MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 20,062.04

THIS MORTGAGE is made this 24th day of May 1984 between the Mortgagor, Charles Robert Myers & Wilva Lee Myers (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 Thirty-nine Thousand One & 20/100's Dollars, which indebtedness is evidenced by Borrower's note dated 5-24-84 (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 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 lot of land in the County of Greenville, State of South Carolina, being known and designated as Lot No. 15 as shown on plat of Barbrey Heights, recorded in the RMC Office for Greenville County in plat book QQ page 184, said lot having a frontage on Glenhaven Court of 85 feet, a depth of 180 feet on the west side, a depth of 174.6 feet on the east side, and a rear width of 85 feet.

This is the same property conveyed to Charles Robert Myers and Wilva Lee Myers by deed of Quinn Construction dated April 21, 1966 and recorded April 22, 1966 in Deed Volume 796 at Page 638 in the RMC Office for Greenville County, SC.

which has the address of Rt. 1, Glenhaven, Greenville, S.C. 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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