



MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 23,953.20

THIS MORTGAGE is made this 6th day of July 1984 between the Mortgagor, Gary B. Boone and Teresa A. Boone (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 Twenty-three Thousand Nine Hundred Fifty-three and 20/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 6, 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 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 piece, parcel or lot of land in Chick Springs Township, County of Greenville, State of South Carolina, located near Greer, S.C., and being shown and designated as Lot No. Seven (7) on plat of property made for Mrs. Euba G. Holliday by J. Q. Bruce, Surveyor, dated March 21, 1961 and recorded in Plat Book SSS pages 208 and 209, Greenville County R.M.C. Office and having the following courses and distances, to-wit:

BEGINNING on the northwest side of a street at the joint front corner of Lots 7 and 8 on said plat and running thence N. 70-33 W. 198.8 feet as the common line of said lots to the joint rear corner of Lots 3, 4, 7 and 8; thence N. 25-52 E. 103 feet as the common rear line of lots 3 and 7 to rear corner of lot number 6; thence S. 70-33 E 200 feet to the northwest side of road (Longview Terrace); thence S. 20-02 W. 84 feet and S. 54-25 W. 20 feet along said road to the beginning corner.

This is that same property conveyed by deed of Evelyn H. Breazeale to Gary B. Boone and Teresa A. Boone, dated March 13, 1975, recorded March 17, 1975, in volume 1015 at page 659 of the RMC Office for Greenville County, SC.

which has the address of Rt. #8, Box 167, Longview Terrace, Greer, SC 29651 (Street) (City) (herein "Property Address"); (State and Zip Code)

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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