

MORTGAGE

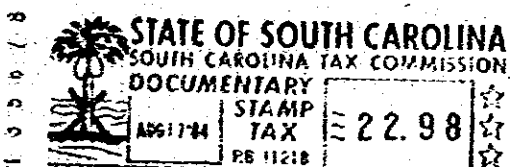
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1984 THIS MORTGAGE is made this 16 day of AUGUST  
between the Mortgagor, JOHN PAUL MCGUIRE d/b/a MCGUIRE RESIDENTIAL  
CONTRACTORS (herein "Borrower"), and the Mortgagee,  
AMERICAN FEDERAL BANK, FSB, a corporation organized and existing  
under the 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 SEVENTY - SIX THOUSAND SIX  
HUNDRED AND NO/100THS (\$76,600.00) Dollars, which indebtedness is evidenced by Borrower's note  
dated AUGUST 16, 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 FEBRUARY 16, 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 that certain piece, parcel or lot of land with all im-  
provements thereon, situate, lying and being on the Southern side of  
EASTCLIFFE WAY in the County of Greenville, State of South Carolina,  
and being known and designated as LOT 142, SECTION 3, WESTCLIFFE SUB-  
DIVISION as shown on a plat thereof made by Piedmont Engineers and  
Architects dated December 11, 1963, revised September 24, 1965, and  
recorded in the RMC Office for Greenville County in Plat Book JJJ at  
Pages 72 and 73, reference being had to said plat for a more complete  
metes and bounds description.

THE above described property is the same acquired by the  
Mortgagor by deed from Stephen H. Miller and Jamie W. Miller dated  
August 16, 1984, to be recorded herewith.



which has the address of LOT 142, EASTCLIFFE WAY, GREENVILLE, SOUTH CAROLINA  
29611 (herein "Property Address");

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improve-  
ments 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.