



MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 5,516.00

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THIS MORTGAGE is made this 31 day of July 1984 between the Mortgagor, George C. Branyon and Judy P. Branyon (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 Eight thousand, five hundred, ... five and 36/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 31, 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 August 5, 1990

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 situate, lying and being in the County of Greenville, State of South Carolina, on the western side of Fork Shoals Road and being known and designated as Lot No. 3 on plat of Donaldson Heights as shown on plat thereof recorded in the R.M.C. Office for Greenville County in Plat Book "EE", at Page 115, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Fork Shoals Road at the joint front corner of Lots Nos. 2 and 3 and running thence with the western side of said Road S. 13-10 E. 55 feet to a point at the northern corner of the intersection of Horseshoe Circle and Fork Shoals Road; thence with the curve of said intersection, the chord being S. 31-45 W. 35.4 feet to an iron pin on the northern side of Horseshoe Circle; thence with said Circle S. 76-45 W. 87.6 feet to an iron pin; thence continuing with said Circle S. 73-45 W. 40.5 feet to an iron pin; thence across the rear line of Lot No. 3 N. 22-07 W. 83.2 feet to an iron pin at the joint rear corner of Lots Nos. 2 and 3; thence with the common line of said lots N. 76-45 E. 165.7 feet to an iron pin, the point of beginning.

The above is the same property conveyed to the grantor by deed dated May 29, 1967 and recorded in Deed Book 822, at Page 482.

This conveyance is made subject to all easements, restrictions and rights of ways appearing on record.

This is that same property conveyed by deed of Ben C. Sanders to George C. Branyon dated July 11, 1967 and recorded July 11, 1967 in Deed Volume 823 at Page 263 in the RMC Office for Greenville County, SC.

which has the address of 110 Fork Shoals Rd., Greenville S.C. 29605 (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 seized 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.

# 5,516.00

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