

RECORDED
AUG 29 1984
Deed & Mortgage

MORTGAGE

Documentary Stamps are figured on
the amount financed: \$ 12,075.25

VOL 1679 PAGE 480

THIS MORTGAGE is made this 3rd day of August 1984, between the Mortgagor, H. Glenn Yarborough AKA Hollis Glenn Yarborough (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 Twelve Thousand Seventy Five and 05/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 3, 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 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 piece, parcel or tract of land with the buildings and improvements there on, situate, lying and being in Butler Township, Greenville County, South Carolina containing 5.49 acres, more or less, lying to the South of an unimproved County Road and being approximately one-fourth of a mile from the Roper Mountain Road, and having according to a survey made by C. O. Riddle, Surveyor, August 8, 1961 the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of an unimproved County Road and in the line of property now or formerly of H. Hoke Smith, and running thence, S. 11-33 E. 421.8 feet to an iron pin at corner with property now or formerly of Julian H. Baumann; thence with the line of the Baumann property, S. 62-33 W., 600.5 feet to an iron pin; thence N. 11-33 W., 405.7 feet to an iron pin on the South side of the unimproved County Road; thence along the South side of the said road, N. 61-07 E., 204.8 feet to a P. O. near a gravel driveway; thence along and with and through the center of the said, unimproved County Road, N. 61-07 E., 400.9 feet to an iron pin at the point and place of beginning.

This is that same property conveyed by deed of Julian H. Baumann and Helene C. Baumann to Hollis Glenn Yarborough, Jr. dated August 16, 1961 and recorded August 17, 1961 in Deed Volume 680 at Page 173 in the RYC Office for Greenville County, SC.

which has the address of Route 2, Trailoak Drive Greenville SC 29607 (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.

\$12,075.25

400 3 21A01

REC-45

1984-AUG-29