



Documentary Stamps are figured on the amount financed \$ 1,879.20

# MORTGAGE

VOL 1679 PAGE 885

THIS MORTGAGE is made this 14th day of August 1984, between the Mortgagor, Jack Walls

(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 Two thousand one hundred ninety-three and 12/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 14, 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 March 1, 1986

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 being near the Town of Fountain Inn, County of Greenville, State of South Carolina, located on Putman Road and containing one (1) acre, more or less, as shown on plat of property known as "Jack Walls" by Webb Surveying and Mapping Company, dated August 15, 1981, recorded on October 14, 1981 in Plat Book 81 at Page 100 in the RMC Office for Greenville County, SC and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwest side of Putman Road and running thence with Putman Road S. 21-40 E. 250.62 feet to an iron pin; thence turning and running with the line of property of Ethel S. Pridmore S. 51-08 W. 192.90 feet to an old iron pin; thence N. 21-48 W. 249.10 feet to an iron pin; thence N. 50-45 E. 193.92 feet to an iron pin on the southwestern side of Putman Road, this being the point of beginning.

This is the same property conveyed by deed of Ethel Sloan Pridmore to Jack Walls by deed dated 9-25-81, recorded 10-14-81 in deed Volume 1156 at Page 725 in the RMC Office for Greenville County, South Carolina.

ALSO, all that certain piece, parcel or lot of land being near the Town of Fountain Inn, County of Greenville, State of South Carolina, located on Putman Road, formerly known as Babb Town Road, and having according to plat entitled "Property of Jack Walls" made by Webb Surveying & Mapping Co., dated August 15, 1981, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Putman Road and running thence with property of Nell C. Cooley, S. 51-07 W., 199.85 feet to an iron pin; thence turning and running N. 21-48 W., 99.9 feet to an iron pin; thence turning and running with property of the Grantee herein, N. 51-08 E., 192.90 feet to an iron pin on Putman Road; thence with said Road, S. 25.40 E., 98.02 feet to an iron pin, the point of beginning.

This is the same property conveyed by deed of Ethel Sloan Pridmore to Jack Walls by deed dated 3-25-82, recorded 3-26-82 in Deed Volume 1164 at Page 470 in the RMC Office for Greenville County, South Carolina.

which has the address of Rt. 1, Putman Road, Fountain Inn, South Carolina 29644 (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.

061-20-0715274

1,879.20

4003 11A01

RECORDED

RECORDED