

RECORDED
SEP 11 1984
DEPT. OF REVENUE

MORTGAGE

Document signed on
the amount of \$ 5,406.53

THIS MORTGAGE is made this 9th day of August 1984 between the Mortgagor, Bobby H. Davis and Carol R. Davis

(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 Five thousand Four hundred Six and 53/100 (\$5,406.53) Dollars, which indebtedness is evidenced by Borrower's note dated August 9, 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 in 36 installments

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 with any improvements thereon situate, lying and being in Gantt Township, Greenville County, State of South Carolina, containing 2.39 Acres more or less according to a plat prepared by C.O. Riddle, Engineer, dated December 20, 1962, located on the Northern side of a County Road now known as Old Grove Road and having according to said plat the following measures and distances:

BEGINNING at an iron pin on or near the center of said Old Grove Road (County Road) at joint corner of property if Joe H. and Sara G. Davis and running thence N. 13-11 W. 427 feet to an iron pin; thence S. 77-20 W. 222.8 feet to an iron pin; running thence S. 4-05 E. 391.4 feet to approximately the center of said Old Grove Road (County Road) and running thence N. 85-19 E. 287.9 feet to an iron pin, the beginning corner.

This property is sold subject to an easement for a gas main as shown on said plat.

This is that same property conveyed by deed of Joe H. Davis and Sara G. Davis to Bobby H. Davis and Carol R. Davis dated September 8, 1981 and recorded September 15, 1981 in Deed Volume 1155 at page 64 in the RMC office for Greenville County, Greenville, S.C.

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SELL 84

which has the address of Rt. 2 Box 162 Piedmont (City) S.C. 29673 (State and Zip Code) (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 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.