



...the amount financed \$ 10,067.03

MORTGAGE

VOL 1681 PAGE 569

THIS MORTGAGE is made this 31st day of August 1984 by and between the Mortgagor, James D. McGuire and Patricia B. McGuire (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 Ten thousand sixty-seven and 03/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 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 September 15, 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 lot of land, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 205, Section IV, of Subdivision known as Poinsettia, said Subdivision being situated within the corporate limits of the Town of Simpsonville, plat of said Subdivision being recorded in the RMC Office for Greenville County in Plat Book 4-N at Page 24, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southwestern side of South Almond Drive, at the joint front corner of Lots 205 and 206 and running thence with the joint line of said Lots, S. 56-36 W. 181.35 feet to an iron pin on the line of property now or formerly of Richardson; thence with said Richardson line, N. 33-29 W. 152.9 feet to an iron pin at the joint corner of Lots 204 and 205; thence with joint line of said Lots, N. 57-30 E. 182.21 feet to an iron pin on the Southwestern side of South Almond Drive; thence with the Southwestern side of South Almond Drive, S. 33-10 E. 150.0 feet to the beginning corner.

This is the same property conveyed by deed of James M. Donnelly and Frances P. Donnelly, dated 7-3-78, recorded 7-5-78 in Deed Volume 1082, Page 456, in the RMC Office for Greenville County, South Carolina.

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which has the address of 208 S. Almond Drive Simpsonville South Carolina 29681 (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.

