

ATTN: COMMERCIAL  
LENDING DIVISION

VOL 1684 PAGE 645

FILED  
GREENVILLE, S.C.

**MORTGAGE**

OCT 5 3 37 PM '84

THIS MORTGAGE is made this 5th day of October 1984 between the Mortgagor, John A. Bolen and F. Larry Jamison (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, 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").

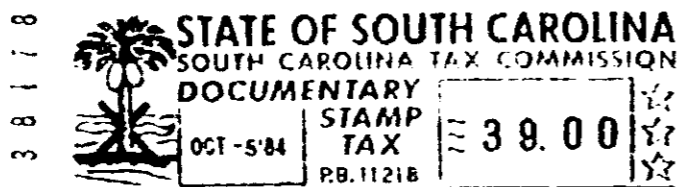
WHEREAS, Borrower is indebted to Lender in the principal sum of One Hundred Thirty Thousand and no/100 (\$130,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 3, 1985.

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: near the City of Greer, being known and designated as Lot #16 on a plat of Sections I and II of Belmont Heights Subdivision prepared by Dalton & Neves, Engineers, dated July, 1960, being recorded in Plat Book QQ, page 160 and 161 in the R.M.C. Office and having such metes and bounds as appear by reference to said plat. Said lot fronts on the westerly side of Sheffield Road for a distance of 110 feet; measures 292.8 feet on its northerly side; 270.6 feet on its southerly side and 112.2 feet on its westerly side.

This is the property conveyed to the Mortgagor by Deed of Manley G. Bright, et al of even date herewith and to be recorded herewith.

ALL that certain lot or parcel of land in said County and State, Chick Springs Township, School District 85, and shown and designated as Lot No. fifty nine (59) on a plat of Burgess Hills, prepared by Piedmont Engineering Service, on Jan. 21, 1951, and recorded in R.M.C. Office for this County in Plat Book "Y", page 96-97, and having the following courses and distances, to-wit: Beginning at the joint front corner of Lots Nos. 60 and 59 on the southeastern edge of Hillside Drive and runs thence therewith N. 58-37 E. seventy-nine and eight-tenths (79.8) feet to the corner of Lot No. 58, on the same line; thence as dividing Nos. 58 and 59 lots, S.31-23 E. two hundred fifty-nine and two-tenths (259.2) feet to the joint rear corner of Nos. 58, 66, 65 and 59 lots; thence N. 83-52 W., as dividing Nos. 65 and 59 lots, eighty-seven and three-tenths (87.3) feet to the rear joint corner of Nos. 64 and 60 lots; thence dividing Nos. 60 and 59 lots N. 31-23 W. two hundred twenty-one and nine-tenths (221.9) feet to the southern edge of Hillside Drive; and bounded northeast by Lot No. 58, southeast by Lot No. 65 and 66; southwest by lot No. 60; and on the northwest by the said Hillside Drive; and being the same property conveyed to me by deed of Charles M. Moore, said deed recorded in Deed Book 691, page 125 R.M.C. Office for Greenville County.

This is the property conveyed to the Mortgagor by Deed of Charles M. Moore of even date herewith and to be recorded herewith.



which has the address of (Street) (City)

(herein "Property Address"); (State and Zip Code)

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.

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