



MORTGAGE Documentary Stamp paid on the amount advanced of 5,342.74

THIS MORTGAGE is made this 18th day of September 1984 between the Mortgagor, Samuel Harrison (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL BANK F.S.B., a corporation organized and existing under the laws of THE UNITED STATES OF AMERICAN whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Seven thousand seven hundred sixteen and 60/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 18, 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 October 1, 1989

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 situate, lying and being in the State of South Carolina, County of Greenville, Butler Township, containing a total of 3.26 acres, and having, according to a survey prepared for Samuel W. Harrison by R. B. Bruce, R. L. S., dated June 29, 1960, the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center of Rocky Creek Road at the corner of property of C. B. Brookshire, and running thence with the center of Rocky Creek Road as the property line the following courses and distances: S. 9-11 W. 269.5 feet to a nail and cap, S. 7-51 W. 200 feet to a nail and cap, S. 13-32 E. 175 feet to a nail and cap at the corner of property of the grantor; thence with the grantor's line, N. 60-34 E. 382.6 feet to an iron pin at the corner of property of J. C. Vaughn; thence with Vaughn's line, N. 25-16 W. 552.3 feet to an iron pin at the corner of C. B. Brookshire property; thence with Brookshire's line, S. 52-20 W. 86.5 feet to a nail and cap in the center of Rocky Creek Road, the point of beginning.

The above tract contains a total of 3.26 acres. .26 acres thereof lies in the road right-of-way, leaving a net of 3 acres.

The above tract is a portion of the same property conveyed to the grantor by L. L. Bridges, et al. by deed dated April 2, 1946 and recorded in the R. M. C. Office for Greenville County in Deed Vol. 289, at page 498.

DERIVATION: This is the same property conveyed by deed of C. L. Bouchillon unto Samuel W. Harrison, dated July 12, 1960, recorded July 13, 1960 in Volume 654 at Page 363 of the RMC Office for Greenville County, Greenville, South Carolina.

which has the address of Bagwell Road Greenville South Carolina 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 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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