

MORTGAGEE'S ADDRESS:  
101 East Washington Street  
Post Office Box 1268  
Greenville, S. C. 29602

**MORTGAGE**

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THIS MORTGAGE is made this 14th day of NOVEMBER 19 84, between the Mortgagor, BESS M. McEACHERN (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 FOURTEEN-THOUSAND FORTY AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated November 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 May 20, 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:

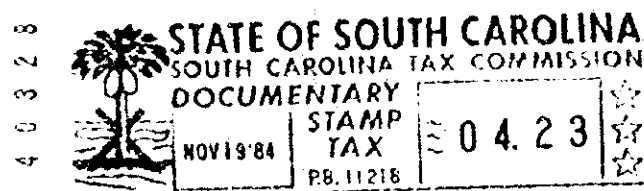
ALL that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being on the easterly side of Wembly Road, in the City of Greenville, S. C., being known and designated as Lot No. 308 on plat of Section B, Gower Estates, as recorded in the RMC Office for Greenville County, S. C., in Plat Book "XX", Pages 36 and 37, reference being made to said plat for a more particular description thereof.

ALSO:

ALL that certain piece, parcel or lot of land lying between Lots No. 308 and 307, Plat Book "XX", Page 36 and 37, being known and designated as Lots No. 308 and 307 on plat of Section B, Gower Estates, and having the following metes and bounds, to-wit:

BEGINNING at the joint front corner of Lots No. 308 and 307 which fronts on Wembly Road, according to a plat of Gower Estates, recorded in Plat Book "XX", at Pages 36 and 37 and running a line S. 44-25 E. 179.3 feet to an iron pin on joint back line of Lots No. 308 and 328; thence from said point of the joint back line of Lots No. 308 and 328, S. 45-35 W. 15 feet to an iron pin on joint back line of Lots Nos. 308 and 327 and 328; thence S. 49-12 E. 179.9 feet to the point of beginning.

Derivation: Deed Book 931, Page 198 - E.M. Apperson 12/7/71 and Deed Book 1031, Page 546 - Marietta B. Kelly 2/12/76



which has the address of 535 Wembly 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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