

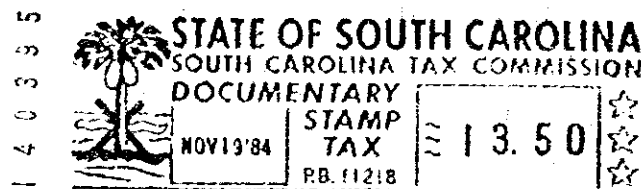
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MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on November 19 1984. The mortgagor is ALAN C. JAMES and GAIL A. JAMES ("Borrower"). This Security Instrument is given to AMERICAN FEDERAL BANK, FSB which is organized and existing under the laws of THE UNITED STATES OF AMERICA, and whose address is POST OFFICE BOX 1268, GREENVILLE, SOUTH CAROLINA 29602 ("Lender"). Borrower owes Lender the principal sum of Forty-Five Thousand and No/100 Dollars (U.S. \$45,000.00). This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on December 1, 2014. This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in Greenville County, South Carolina:

ALL that piece, parcel or lot of land, with the buildings and improvements thereon, situate, lying and being at the northwestern corner of the intersection of Dronfield Drive with Bexhill Court in Greenville County, S.C., being shown and designated as Lot No. 23 on SHEET 2 OF BUXTON made by Piedmont Engineers and Architects, dated November 5, 1970, recorded in the RMC Office for Greenville County, S.C., in Plat Book 4-N at Page 3, reference to which is hereby craved for the metes and bounds thereof.

This being the same property conveyed to the Mortgagors by deed of Lucille S. McCorkle Ehlen (formerly Lucille S. McCorkle), said deed to be executed and recorded of even date herewith.



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which has the address of 4 Dronfield Drive, Greenville South Carolina 29609 ("Property Address");

TO HAVE AND TO HOLD such property 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 rights and stock and all fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument 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 and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

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