

FILED  
GREENVILLE CO. S.C.  
DEC 21 3 54 PM '84  
DONNIE S. TANKERSLEY  
R.M.C.

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1635 710

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### MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on December 7, 1984  
19.84... The mortgagor is W. J. TEASLEY & LOTTIE C. TEASLEY  
("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 Twenty-Six Thousand Nine Hundred Fourteen & 80/100  
Dollars (U.S. \$26,914.80). 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 20, 1989. 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 certain piece, parcel or lot of land in the State of  
South Carolina, County of Greenville, being known and designated  
as Lot No. 50 and the adjoining southern one-half of Lot No. 51  
as shown on Plat of Property of Glendale Heights, recorded in the  
RMC Office for Greenville County in Plat Book KK at Page 143 and  
having, according to said plat, the following metes and bounds,  
to-wit:

BEGINNING at an iron pin on the Eastern edge of Knox Street at  
the joint front corner of Lots 49 and 50 and running thence  
along the Eastern edge of Knox Street, N. 6-45 W., 105 feet  
(crossing over an iron pin at the joint front corner of Lots 50  
and 51 at 70 feet) to a point in the center of Lot No. 51; thence  
as a new line passing through the center of Lot No. 51, N. 83-15  
E., 130 feet to a point in the center of rear line of Lot No. 51;  
thence S. 6-45 E., 105 feet (crossing over an iron pin at joint  
rear corner of Lots 50 and 51 at 35 feet) to an iron pin at the  
joint rear corner of Lots 49 and 50; thence with the joint line  
of Lots 49 and 50, S. 83-15 W., 130 feet to the point of  
beginning.

This is the same property conveyed to the mortgagors herein by  
deed of Nancy T. Kestner, dated August 3, 1972, and recorded  
August 4, 1972, in the RMC Office for Greenville County in Deed  
Book 951, Page 94.

which has the address of 12 Knox Street, Greenville  
[Street] [City]  
South Carolina 29605 ("Property Address");  
[Zip Code]

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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 seised 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.

12-8324