

MORTGAGE

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THIS MORTGAGE is made this 24th day of February 1984, between the Mortgagors ROBERT BISANER McCORKLE AND CAROL G. McCORKLE, 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").

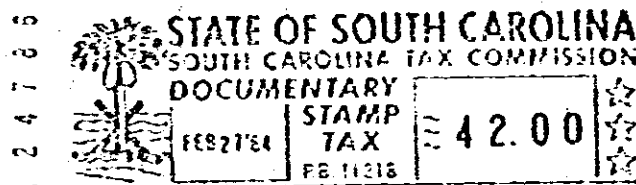
WHEREAS, Borrower is indebted to Lender in the principal sum of ONE HUNDRED FIVE THOUSAND AND NO/100 (\$105,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 2014

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 situate, lying and being in Butler Township, County of Greenville, State of South Carolina, being shown and designated as Lot No. 7 on plat of OAK CREEK Subdivision made by Freeland and Associates on April 13, 1981, and recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book 8P at Page 31, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southern side of Oak Creek Lane at the joint front corner of Lots Nos. 6 and 7 and running thence between said lots S. 0-30 W. 394.59 feet to an iron pin; thence N. 77-49 W. 300 feet to an iron pin; thence N. 12-11 E. 401.40 feet to an iron pin on Oak Creek Lane; thence with said Lane S. 77-44 E. 194.07 feet to an iron pin; thence with said Lane S. 47-50 E. 30 feet to an iron pin, the point of beginning.

This being the same property conveyed to Mortgagors by deed from Tanner Corp. of even date to be recorded herewith.



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which has the address of 106 Oak Creek Lane Greenville, South Carolina 29615 (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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