

W. 1304 704

FILED
GREENVILLE, S.C.

MORTGAGE

MAR 30 3 23 PM '84

THIS MORTGAGE is made this 26 day of March 1984, by and between the Mortgagor, Mitchell C. Metcalf and Julia E. Wynn n/k/a Julia W. Metcalf (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 SIXTY-THREE THOUSAND AND NO/100 (\$63,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 26, 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 April 1, 2014;

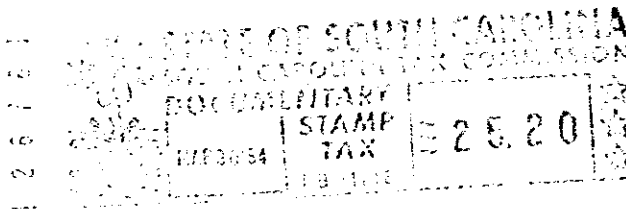
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 icee, parcel or lot of land situate, lying and being in Paris Mountain Township, County of Greenville, State of South Carolina, and being more particularly described according to a plat prepared by Terry T. Dill, Reg. C.E. and L.S., dated February 10, 1978, and recorded in the RMC office for Greenville County, S.C. in Plat Book 6Y at page 5, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Old White Horse Road, joint front corner of property of Fancher and Wynn, and running thence N. 47-07 E. 348.8 feet to an iron pin in the center of a Duke Power Company right-of-way; thence with the center of said right-of-way, S. 27-33 E. 174.0 feet to an iron pin in the center of said right-of-way; thence S. 28-54 W. 360.7 feet to an iron pin on the northeastern side of Old White Horse Road; thence with Old White Horse Road N. 34-53 W. 285 feet to an iron pin; the point of beginning and containing 1.70 acres.

This is the same property conveyed to the mortgagors herein as follows: to Julia E. Wynn n/k/a Julia W. Metcalf by deed of Charles F. Wynn dated March 22, 1978 and recorded in the RMC Office for Greenville County in Deed Book 1093 at page 647.; and one-half interest to Mitchell C. Metcalf by deed dated March 29, 1984 as recorded in Book 1209 at page 363.

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which has the address of Route #3, White Horse Road, Greenville, S.C. 29611 (Street) (City) (herein "Property Address"); (State and Zip Code)

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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