

FILED
APR 10 1984
Donna S. Tackelsky

MORTGAGE

Documentary Stamps are figured on
the amount financed: \$ 4541.31

THIS MORTGAGE is made this 20th day of March
19 84, between the Mortgagor, Gerald T. Nicholson and Sue A. Nicholson
(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 Six thousand, two hundred and
one and 90/100 Dollars, which indebtedness is evidenced by Borrower's note
dated March 20, 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 October 5, 1988

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 lot of land, with improvements thereon, situate in Greenville County,
South Carolina, on the southwestern side of Crain Avenue and being shown as Lot 3
on a plat of the property of Central Realty Corporation, which plat is recorded
in the R.M.C. Office for Greenville County in Plat Book P, page 99, and having, according
to said plat, the following metes and bounds, to-wit:

BEGINNING at a stake approximately 220 feet from the northwestern intersection of
Crain Avenue with Hampton Street at the corner of Lot #2 of said property and
running thence along the line of said Lot S 45-45 W 215 feet to a stake at the
corner of Lot #2; thence N 25-30 W 62 feet to a stake at the rear corner of Lot #4
of said property; thence along the line of that lot N 46-15 E 214.4 feet to a stake
on Crain Avenue; thence along the western side of said Crain Avenue S 25-30- E 60 feet
to the point of beginning.

This is that same property conveyed by deed of Janice J. Wilson formerly J.J. Long
to Gerald T. and Sue A. Nicholson, dated 7-1-76, recorded 7-7-76, in volume 1039
at page 258 of the RMC Office for Greenville County SC.

which has the address of 114 Crain Avenue Greenville
[Street] [City]
South Carolina 29611 (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 improve-
ments 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 seized 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.

556
050

4328-W-2