

GREENVILLE S.C.

MORTGAGE

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THIS MORTGAGE is made this 9th day of July, 1984, between the Mortgagor, Aaron C. Stancell, Jr. (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 Eighteen thousand three hundred thirty-five and 23/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 9, 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 July 15, 1994;

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 the State of South Carolina, County of Greenville, and being shown and designated as 6.71 Acre tract on a Plat for William G. Gallman recorded in Plat Book 9-A, page 60, RMC Office for Greenville County, South Carolina and having, according to said plat the following metes and bounds, to wit:

Beginning at a point on the Woods Drive, said point being 700 feet West of Fairview Road at the joint front corner of property of Gallman and running thence N. 3-15 W. 400 feet to a point; thence continuing N. 7-40 W. 222.35 feet to a point; thence running N. 69-20 W. 265.02 feet to a point; thence continuing N. 79-07 W. 159.9 feet to a point; thence running S. 2-24 E. 750.95 feet to a point; thence running with Wood Drive S. 79-47 E. 100 feet to a point; thence continuing N. 83-16 E. 237.6 feet to a point; thence continuing S. 87-59 E. 91.58 feet to the point of beginning.

LESS, HOWEVER, that portion of the above described property located within the right of way of said fifty (50') foot private road.

ALSO, CONVEYED HEREIN is an undivided one-eleventh (1/11th) interest in and to that portion of the said fifty (50') foot private road abutting said lot No. 2, together with a permanent easement in said fifty (50') foot private road for the purpose of ingress and egress to all lots on the aforesaid plat abutting said private road and for the purpose of installing, maintaining and repairing a water line within said right-of-way of said private road. Said easement shall run with the said real property described as Lot No. 2 and shall be binding on the grantor herein, their heirs and assigns. Grantee, in accepting this deed, agrees to pay one-eleventh (1/11th) of the cost of maintaining said private road and maintaining, repairing, and replacing said water line.

This is the same property conveyed by deed of William G. Gallman and Sandy B. Gallman, dated 7-28-83, recorded 8-2-83, in Volume 1193, Page 636, in the RMC Office for Greenville County, South Carolina. which has the address of Rt. 3, Box 272, Fountain Inn (Street) (City) South Carolina 29644 (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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