

MORTGAGE

VOL 1045 PAGE 7A
Documentary Stamps are figured on
the amount financed: \$ 50,115.66

THIS MORTGAGE is made this 4th day of January
1984 between the Mortgagor, James C. Burdett and Deborah C. Burdett
(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 Ninety Five Thousand Three Hundred
Six and 40/100 Dollars, which indebtedness is evidenced by Borrower's note
dated January 4, 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 1-15-94

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 piece, parcel or lot of land, together with all buildings and
improvements, situate, lying and being on the northwestern side of Lorraine Drive
in Greenville County, South Carolina, being shown and designated as Lot No. 2
on a plat of a revised map of Tract 58, 59, and 60 of Meadowbrook Farms, made
by C. O. Riddle, Surveyor, dated March 1961, recorded in the RMC Office for Greenville
County, South Carolina, in Plat Book VV, page 51, reference to which is hereby craved
for the metes and bounds thereof, said lot being 95 feet wide and 175 feet deep.

This is that same property conveyed by deed of James Alvin Cantrell to James C. Burdett
and Deborah C. Burdett dated April 22, 1977 and recorded April 25, 1977 in Deed
Volume 1055 at Page 220 in the RMC Office for Greenville County, SC.

which has the address of Lorraine Drive, Travelers Rest,
[Street] [City]
SC. 29690 (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 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.

RECORDED
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