



MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 14,005.22

THIS MORTGAGE is made this 11th day of January 1984, between the Mortgagor, N. Franklin Garrett and Thelma F. Garrett (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").

Handwritten: 20,000.00

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Three Thousand Eight Hundred Eighty Two Dollars and 88/100ths Dollars, which indebtedness is evidenced by Borrower's note dated 1-11-84 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 1992;

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 and tract of land with all improvements thereon situate, lying and being on the Southeast side of Log Shoals Road in the County of Greenville, State of South Carolina containing 1.76 acres, more or less and having according to a plat of property of Charles A. Miller and Lena D. Miller made by C.O. Riddle, R.L.S. on April 24, 1970, the following description:

Beginning at a bolt in the center of Log Shoals Road intersection with a County Road and running thence with the County Road S. 54-59 E. 385 feet to an iron pin in the said county road corner with property now or formerly of George B. Rouse; thence S. 40-11 W. 363.2 feet to an iron pin corner with property now or formerly of Bernard Gerald Eidson; thence N. 13-40 W. 350.7 feet to a power pole; thence N. 0-46 E. 157.5 feet to the point and place of beginning.

Reference is herewith made to deed recorded in the Greenville County R.M.C. Office in Deed Book 4-E at Page 35 for derivation or title.

This conveyance is SUBJECT to all restrictions, set back lines, roadways, easements and rights of way, if any, affecting the above described property.

This is that same property conveyed by deed of Charles A. Miller and Lena D. Miller to N. Franklin Garrett and Thelma F. Garrett, dated June 8, 1970, recorded June 12, 1970, in volume 4-E at page 35 of the R.M.C. Office for Greenville County, South Carolina.

which has the address of Rte. 4 Box 228 Log Shoals Rd, Piedmont, S.C. 29673 (Street) (City) (State and Zip Code) (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.

