



MORTGAGE

Documentary Stamp is figured on the amount financed \$ 50,000.00

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THIS MORTGAGE is made this 22nd day of Feburary 1984 between the Mortgagor, Gene A. Best and Annette B. Best (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 Twenty one thousand, one hundred, forty-eight and 80/100 Dollars, which indebtedness is evidenced by Borrower's note dated Feburary 22, 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 Feburary 15, 1989.

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 lying in the State of South Carolina, County of Greenville, shown as Lot 55 Colonial Hills, recorded in Plat Book FFF at page 102 and having such courses and distances as will appear by reference to said plat.

Being the same property conveyed by Thomas R. Ross and Carolyn D. Ross by deed recorded October 18, 1978 in Deed Book 1090 at page 168.

The above conveyance is subject to all rights of way, easements and protective covenants affecting same appearing upon the public records of Greenville County.

As part of the consideration for the foregoing conveyance th grantees assume and agree to pay the outstanding balance due on a note and mortgage to Collateral Investment Company, recorded in Mortgage Book 1447 at page 536 having a balance due of \$37,430.32.

This is that same property conveyed by deed of Jesse L. Hartley to Gene A. and Annette B. Best, dated October 6, 1980, recorded October 10, 1980, in volume 1135 at page 212 of the RMC Office for Greenville County, SC.

which has the address of 2701 E. Lee Rd, Greenville, South Carolina 29687 (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 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.

