

PILED
MAR 12 1984
DORRIS S. FORTNEY

MORTGAGE

VOL 1651 PAGE 548
Documentary Stamps are figured on
the amount financed \$ 11,912.78

THIS MORTGAGE is made this 13th day of February 1984 between the Mortgagor, Michael L. Cantrell and Deborah S. Cantrell (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 eight thousand, five hundred twelve dollars and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated Feb. 13, 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 Feb. 20, 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: Michael L. Cantrell and Deborah S. Cantrell, their heirs and assigns forever, That of that piece, parcel, or lot of land in Oneal Township, Greenville County, South Carolina, being shown on a plat prepared for the Grantees by Terry T. Dill, R.S. , August 6, 1970, and according to said plat has the following description:

BEGINNING at a nail in the center of Waters Road and running thence N. 14.00 E. 200 feet to a nail in the center of said road,, thence S. 76.00 E. 348.5 feet to an iron pin on a branch, thence S. 0-20 W. along the meanderings of the branch as the line to an iron pin on bank of branch, thence N. 76-00 W. 397 feet to the point of beginning and containing 1.71 acres, more or less.

This is that same property conveyed by deed of Judson C. Thorne to Michael L. and Deborah S. Cantrell, dated 8/10/70, recorded 8/12/70, in volume 896 at page 98 of the RMC Office for Greenville County, S.C.

which has the address of Rt. 2 Waters Rd. Greer S.C. 29651 (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.

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4328-11-2