



MORTGAGE Documentary Stamps are figured on the amount financed: \$ 11,058.44

THIS MORTGAGE is made this 26th day of March 1984, between the Mortgagor, Esley H. Gee and Paulette S. Gee, 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 Fifteen thousand six hundred twenty-two & 80/100 (15,622.80) Dollars, which indebtedness is evidenced by Borrower's note dated March 26, 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 April 15, 1984

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 Greenville County, State of South Carolina, being known and designated as Lot No. 59 of Property of B. F. Reeves as shown on plat prepared by H. S. Brockman, dated September 14, 1958, and according to a more recent plat entitled "Property of Larry A. Davenport", dated August 2, 1975, prepared by T. H. Walker, Jr., and recorded in the R.M.C. Office for Greenville County in Plat Book 5-M, at page 142, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an old iron pin on the northern side of Hipps Avenue at the joint corner of Lots Nos. 19 and 59 and running thence with the joint line of said lots and Lots Nos. 20 and 21 N. 69-05 W. 211 feet to an old iron pin; thence N. 21-30 E. 90 feet to an iron pin at the joint rear corners of Lots Nos. 59, 58 and 57; thence with the joint line of Lots Nos. 59 and 58 S. 69-05 E. 184.9 feet to an iron pin on the northern side of Hipps Avenue; thence with the northern side of Hipps Avenue S. 4-46 W. 93.8 feet to the point of beginning.

This is the same property conveyed by deed of Robert Wayne Reames to Esley H. Gee and Paulette S. Gee, dated 10-7-77, recorded 10-12-77 in Deed Volume 1066 at page 613 in the R.M.C. Office for Greenville County, Greenville, S.C.

which has the address of 302 Hipps Ave, Simpsonville, S.C., 29681 (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.

4328-RV-23