



Documentary Stamp are figured on the amount financed: \$ 15,060.04

MORTGAGE

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THIS MORTGAGE is made this 25th day of April 1984, between the Mortgagor, David R. Geren and Jimmie L. Geren, 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 Forty one and 40/100 (\$21,041.40) Dollars, which indebtedness is evidenced by Borrower's note dated April 25, 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 May 1, 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 certain piece, parcel or lot of land, situate, lying and being in the County and State aforesaid, on the South side of Jones Mill Road and being shown as all of Lot No. N-13 on plat entitled "Section 3-N Whippoorwill Country Club, Property of Whippoorwill Development Company, Inc." prepared by Enwright Associates, Engineers, dated August 21, 1969 and revised November 17, 1971, which plat is recorded in the RMC Office for Greenville County, South Carolina in Plat Book 4L at Page 155, said lot having the following metes and bounds, to-wit:

BEGINNING at an iron pin, which iron pin is 1408.2 feet from the intersection of Scuffletown Road and Jones Mill Road, and running thence N. 79-02 E. 100 feet to an iron pin; thence N. 72-57 E. 121.1 feet to an iron pin; thence S. 9-54 E. 203.4 feet to an iron pin; thence N. 76-06 W. 80 feet to an iron pin; thence S. 59-47 W. 124 feet to an iron pin; thence N. 18-55 W. 198.4 feet to the point of beginning.

This is that same property conveyed by deed of Michael Connie Davis (also known as Connie Michael Davis) and Judy Darnell Davis to David R. Geren and Jimmie J. Geren dated April 17, 1980 and recorded April 21, 1980 in Deed Volume 1124 at Page 350 in the RMC Office for Greenville County, SC.

which has the address of Route 5, Box 27G, Jones Mill Road, Simpsonville, SC 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.

\$ 15,060.04

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