



Documentary Stamp are figured on the amount financed: \$ 27,886.40

# MORTGAGE

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THIS MORTGAGE is made this 4th day of June 1984 between the Mortgagor, Jack D. and Mattie B. Gresham American Federal Bank, FSB (herein "Borrower"), and the Mortgagee, 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 seven thousand eight hundred eight six and 40/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 4, 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 June 10, 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:

ALL that piece, parcel or tract of land in Gantt Township, Greenville County, State of South Carolina containing 5.46 acres according to plat of property of Jack D. & Mattie Gresham made by Robert Jordan on June 5, 1969 and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin at corner of property now owned by Grantees and William E. Fowler and running thence along line of Gresham property, North 80-22 East 316.3 feet to a cut in rock; running thence along line of property of Tucker, South 40-06 East 511.3 feet to an iron pin running thence along line of property of Claude Fowler, South 78-22 West 707.3 feet to an iron pin; running thence along line of property of Riddle, North 40-13 West 155.5 feet to an old Axle; running thence along line of property of William E. Fowler, North 42-28 East 324.4 feet to an iron pin; running thence North 28-59 West 141.8 feet to an iron pin; the beginning corner.

This is that same property conveyed by deed of Amilee F. Tucker to Jack D. Gresham and Mattie Gresham dated June 9, 1969 and recorded June 13, 1969 in Deed Volume 870 at Page 7 in the RMC Office for Greenville County, SC.

Also ALL that lot or tract of land lying in the State of South Carolina, County of Greenville, Log Shoals Road, and shown as 1.94 acres on a plat of property of Amilee F. Tucker, which plat is recorded in the RMC Office for Greenville County in Plat Book GGG, Page 585 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point near the center of Log Shoals Road, at the corner of property designated on said plat as property of Gene Hamby and running thence with the Hamby Lot, S. 9-38 East, 235.9 feet to a point on the line of property of Amilee F. Tucker; thence with the Tucker line, South 80-22 West 316.3 feet to an iron pin on the line of property of William F. Fowler; thence with the Fowler line, North 28-59 West 250 feet to the center of Log Shoals Road; thence along the center of said Road, North 80-22 East 399.2 feet to the point of beginning.

This is that same property conveyed by deed of James H. Tucker and Margaret L. Tucker to Jack D. Gresham and Mattie B. Gresham dated October 7, 1968 and recorded October 8, 1968 which has the address of Route 4, Box 252, Log Shoals Road, Piedmont, (CONTINUED) (City) (OVER)

SC 29673 (herein "Property Address"); (State and Zip Code)

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.