



# MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 76,205.54

THIS MORTGAGE is made this 19th day of June 1984 between the Mortgagor, Dorance O. Gosnell, Jr. and Willie Faye Gosnell (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 Ten Thousand seven hundred twenty-seven and 40/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 19, 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 July 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, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the East side of the CCC Camp Circle, about two miles northward from the City of Greer, O'Neal Township, and being a portion of the Eula Mayfield property, and being more particularly shown as the property of Tommy D. Miles, according to a survey and plat by G.A. Wolfe, Registered Surveyor, dated January 12, 1963, and having the following courses and distances, to-wit: BEGINNING on an iron pin in said road on Circle, corner of property belonging to Leland W. Crim, and running thence N. 85-49 E. 265.6 feet to an iron pin on the Medford Line; thence along the Medford Line, S. 3-44 E. 86 feet to an iron pin, corner of Crim property; thence along the Crim line S. 88-15 W. through the center of an old well 311 feet to an iron pin on the east side of the road; thence N. 28-00 E. 86 feet to the beginning corner.

This deed conveys title as was obtained by deed dated January 10, 1974, and recorded in Book 992, Page 27, in the Office of the Clerk of Court of Greenville County, South Carolina. Also subject to taxes, assessments, restrictions, and easements of record, if any; and to all zoning regulations or ordinances.

This is the same property conveyed by deed of Security Mortgage Investors, A Massachusetts Business Trust by deed dated May 28, 1974 and recorded in the RMC Office fo Greenville County in Volume 1002 Page 727. Deeded to Dorance O. Gosnell, Jr. and Willie Faye Gosnell

Also, All that piece, parcel or lot of land in O'Neal Township, County of Greenville, State of South Carolina, located North from Greer, S.C., on the Eastern side of road that leads to Ballenger Road and being shown as Lot No. TWO (2) on plat of property made for Leland Crim by G.A. Wolfe, Surveyor, dated February 9, 1963, and having the following courses and distances, to-wit: BEGINNING at an iron pin on the eastern side of said road at the corner of Lot No. 1 on said plat and running thence S. 88-29 E., 213 feet along the line of said lot to old iron pin at the western side of a driveway; thence S. 3-44 E., 63 feet along lot now or formerly of Medford to iron pin at corner of lot now or formerly of Tommy D. Miles; thence S. 85-49 W., 265.6 feet along Miles lot to iron pin on the eastern side of said road; thence N. 28-00 E., 100 feet along eastern side of said road to the beginning corner.

This is the same tract of land as conveyed to the Grantor herein by deed from Leland W. Crim, said deed being duly recorded in the Office of R.M.C. for Greenville County in deed book 876 at page 479.

This is the same property conveyed by deed of Fred E. Newton by deed dated January 26, 1974 and recorded February 1, 1974 in the RMC Office for Greenville County in Volume 993 Page 246.

Deeded to Dorance O. Gosnell, Jr. and Willie Faye Gosnell.

1 AU 384 745

which has the address of Rt. 9, Princess Circle, Greer (City) South Carolina 29651 (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".

4.0001

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.

76,205.54

