



MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 15,010.04

THIS MORTGAGE is made this 22nd day of June 19 84, between the Mortgagor, J. Kendall Few and Judith M. Few (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 Fifteen Thousand (\$15,000) Dollars, which indebtedness is evidenced by Borrower's note dated June 22nd, 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 September 20, 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:

Two adjacent lots containing 1.44 acres, more or less, described as follows:

All that certain parcel or lot of land containing 1.0 acres, more or less, situated on the north side of Old Spartanburg Road, a/k/a Brushy Creek Road, near Brushy Creek Baptist Church, Chick Springs Township, Greenville County, South Carolina, as shown in plat prepared by W. R. Williams, Jr., Engineer/Surveyor, entitled "Survey for J. Kendall Few and Judith M. Few", dated January 31, 1984, and recorded in the RMC Office for Greenville County, South Carolina in Plat Book B-F, at Page 99.

Also:

All that certain piece, parcel of lot of land containing 0.44 acres, more or less, situated on the north side of Old Spartanburg Road, Chick Springs Township, Greenville County, South Carolina, as shown in plat prepared by W. R. Williams, Jr., Engineer/Surveyor, Inc., entitled "Survey for J. Kendall Few and Judith M. Few," dated March 13, 1984, and recorded in the RMC Office for Greenville County, South Carolina in Plat Book 10-I, at Page 65.

This is the identical property conveyed to J. Kendall Few and Judith M. Few by deeds of Betty J. Wood dated February 3, 1984 recorded in Deed Book 1206, Page 57 and March 23, 1984 recorded in Deed Book 1208, Page 852.

which has the address of Hammett Bridge Road (Old Spartanburg Highway), Greenville, SC 29615 (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.

SC 1 AU 384 746 4.00CT

