



6,534.73

MORTGAGE

VOL 1634 PAGE 504

THIS MORTGAGE is made this Seventeenth day of September 1984 between the Mortgagor, Nathaniel J. Brockman and Mattie E. Brockman (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 Six thousand Five hundred Thirty Four and 73/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 17, 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 October 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 piece, parcel, or lot of land in Austin Township, Greenville County, State of South Carolina, Containing 7.96 acres and designated as Lot #2 according to plat made by J. C. Hill, Surveyor, and recorded in Plat Book R, Pages 77 & 91, R.M.C. Office for Greenville County, State aforesaid, and described according to said plat as follows:

BEGINNING at the northeast corner of the aforesaid lot #2, thence N. 60-15 W. 720 ft. to iron pin; thence S. 32-10 W. 296 ft. to iron pin; thence S. 39-15 E. 896 ft. to nail in cap; thence N. 18-30 E. 635.25 ft. to beginning corner.

This is the same property conveyed by deed of Ruth Young Thomason (formerly known as Ruth P. Young) unto Nathaniel J. Brockman and Elizabeth Brockman dated 8-8-80 and recorded 8-29-80 in the RMC Office for Greenville County, volume 1132 and page 300.

GCTO -- 4 OCT 5 1984

which has the address of Route 2, Roper Mountain Road, Greenville, SC, 29607 (herein "Property Address");

569

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.

4. OCT

RECORDED

20-827