

ARCHIBALD W. BLACK

STATE OF SOUTH CAROLINA

FILED
COUNTY OF GREENVILLE
GREENVILLE CO. S.C.

DEC 10

RONALD E. CANTRELL AND
DEBRA J. CANTRELL
DONNIE S. WALKERSLEY
R.M.C.

TO

AMERICAN FEDERAL BANK, F.S.B.

1693 396

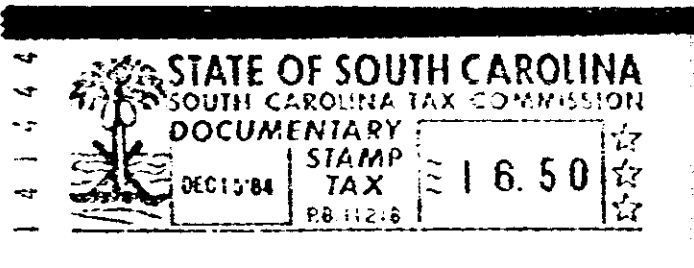
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MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on December 7, 1984. The mortgagor is Ronald E. Cantrell and Debra J. Cantrell ("Borrower"). This Security Instrument is given to AMERICAN FEDERAL BANK, FSB, which is organized and existing under the laws of THE UNITED STATES OF AMERICA, and whose address is POST OFFICE BOX 1268, GREENVILLE, SOUTH CAROLINA 29602 ("Lender"). Borrower owes Lender the principal sum of Fifty Five Thousand and No/100 Dollars (U.S. \$ 55,000.00). This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on January 1, 2015. This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in Greenville County, South Carolina:

All that piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known as 0.78 acres, more or less, on the southern side of Bethel Road, being near the Town of Simpsonville, as shown on a plat of property entitled "Property of Lucille B. Ellison" dated September 29, 1983, prepared by Kermit T. Gould, said plat being recorded in the R.M.C. Office for Greenville County in Plat Book 10C, Page 58. Reference is hereby made to such plat for a metes and bounds description.

This is the same property conveyed to the grantors by deed of Lucille B. Ellison recorded in the R.M.C. Office for Greenville County on November 7, 1983, in Deed Book 1200, Page 46.



which has the address of Bethel Road, Simpsonville, South Carolina 29681 ("Property Address");
[Street] [City] [Zip Code]

TO HAVE AND TO HOLD such property 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 rights and stock and all fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument 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 and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

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