



# MORTGAGE

Documentary Charges are figured on  
the amount financed: \$ 10,058.04

THIS MORTGAGE is made this 23rd day of March  
19 84, between the Mortgagor, James Gary Bramlett and Carolyn P. Bramlett  
(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, fifty-eight and  
4/100 Dollars, which indebtedness is evidenced by Borrower's note  
dated March 23, 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 4-15-94

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 situate, lying and being  
in the State and County aforesaid, Oneal Township, being bounded on the  
northwest side of lands of Kirk Willis, on the northeast side by other  
lands of myself and on the south side by a county road that leads off of  
the Pennington Road, and being a lot cut out of tract No. A-6 as shown in  
deed recorded in the office of the R.M.C. for Greenville County in Deed  
Book 140 at page 244, and having the following courses and distances, to  
wit:

BEGINNING on a nail and cap in the center of the said County road where  
the line crosses the said road and runs thence with the Kirk Willis com-  
mon line and a line ditch, N. 48-20E. 406.5 feet to an iron pin in the  
said line ditch; thence a new line, S. 52055 E. 434 feet to an iron pin  
on the north bank of the said road; thence with the said road, S. 89-20 W.  
650 feet to the beginning corner, containing Two and No/100 (2.00) acres,  
more or less.

This is that same property conveyed by deed of Ida Mae F. Rollins to  
James Gary Bramlett, dated 7/10/70, recorded 10/23/70, in Deed Volume  
901, at Page 139, in the R.M.C. Office for Greenville County, South  
Carolina.

which has the address of Rt. #3, Buckhorn Rd, Greer  
(Street) (City)  
SC 29651 (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 improve-  
ments 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.

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4328-RV-2