

FILED GREENVILLE CO. S.C.

MORTGAGE

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THIS MORTGAGE is made this 27th day of February 1984, between JOHN KERSLEY, Jr., (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").

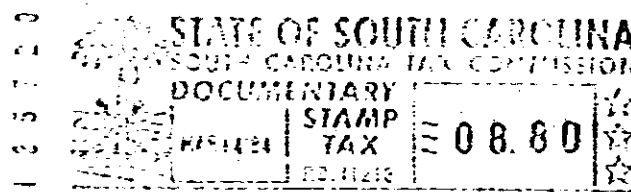
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Two Thousand and NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 27th, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 15, 1994

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 with all buildings and improvements thereon, situate, lying and being on the eastern side of Coach Hills Drive, in Greenville County, State of South Carolina, being shown and described as Lot NO. 146 on a plat of COACH HILLS (formerly known as Pelham Woods, Section 2-A) made by Piedmont Engineers, Architects and Planners, dated September 26, 1974, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4-X, Page 85, reference to which plat is hereby craved for a metes and bounds description.

This mortgage is junior and inferior to a certain mortgage in favor of Fidelity Federal Savings and Loan Association (now American Federal Bank, FSB), which mortgage is recorded in the R.M.C. Office for Greenville County, South Carolina in REM Book 1378, at Page 365.

This is the same property conveyed to Walley A. Turner by deed from James Larry Webb and Ina Sue G. Webb, and Leslie G. Turner, by deeds dated July 15th, 1977, and January 20th, 1984, respectively, and recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 1060, at page 922 and Deed Book 1208, at Page 7, respectively.



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which has the address of 1808 Coach Hill Drive, Greenville, South Carolina (herein "Property Address");

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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 seized 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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