



MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 20,969.82

19 84 THIS MORTGAGE is made this 3rd day of April between the Mortgagor, William Noah Lee Gilstrap And Nancy U. Gilstrap (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 Forty Thousand Three Hundred Eleven Dollars And 60/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 3, 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 April 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 improvements thereon, situate, lying and being in the State of South Carolina; County of Greenville, being known and designated as Lot 7 on plat of subdivision known as Farmington Acres recorded in the R.M.C. Office for Greenville County in Plat Book RR at Pages 106 and 107 and having the following metes and bounds to-wit:

Beginning at an iron pin on the southeastern side of Claxton Drive, joint front corner of Lots 6 and 7; thence with the southeastern side of Claxton thence with the joint line of said lots, S 38-48 E 200 feet to an iron pin; thence with the rear line of Lot 7, S. 51-12 W. 100 feet to an iron pin at the joint rear corner of Lots 6 and 7; thence with the joint line of said lots N. 38-48 W 200 feet to the point of beginning:

This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record, on the recorded plat(s) or on the premises.

This is the same property conveyed by deed of William V. Medlock unto William Noah L. Gilstrap and Nancy U. Gilstrap, Dated 3-26-71, recorded 3-29-71, in volume 911 at page 466, of the RMC Office for Greenville County, Greenville, S. C.

which has the address of 14 Claxton Drive, Greenville, S. C. 29611 (Street) (City) (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 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.

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