

MORTGAGE

Vol 1884 no 451

THIS MORTGAGE is made this 24th day of May 19 84, between the Mortgagor, James Gregory Worth and Sue Ellen Worth (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").

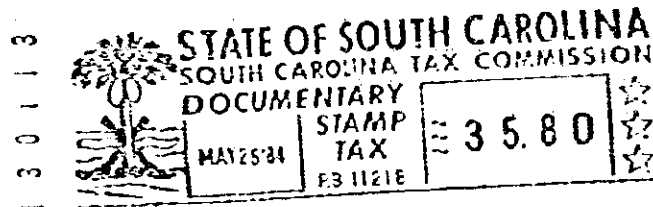
WHEREAS, Borrower is indebted to Lender in the principal sum of Eighty-nine Thousand Five Hundred and 00/100-- (\$89,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 24, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 2014

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 with the buildings and improvements thereon, lying and being at the southerly side of East Shallow Stone Road, near the City of Greenville, South Carolina, being known and designated as Lot No. 631 on Plat entitled "Map 1, Section 3, Sugar Creek", as recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 9-F at Page 35, and having, according to a plat prepared by Freeland & Associates for James Gregory Worth and Sue Ellen Worth, dated May 22, 1984, the following metes and bounds, to-wit:

BEGINNING at an iron pin on East Shallow Stone Road at the joint front corner of Lots Nos. 630 and 631 and running thence along said Road, the chord of which is N. 59-23 E. 116.0 feet to an iron pin; thence S. 24-00 E. 146.27 feet to an iron pin; thence S. 70-15 W. 85.72 feet to an iron pin; thence N. 37-14 W. 130.0 feet to the point of BEGINNING.

THIS being the same property conveyed to the Mortgagors herein by deed of Cothran & Darby Builders, Inc., dated May 24, 1984, and recorded simultaneously herewith.



which has the address of Lot 631, E. Shallow Stone Drive, Sugar Creek, Greer, South Carolina 29651 (herein "Property Address");

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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