

GREENVILLE, S.C. MORTGAGE

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THIS MORTGAGE is made this 25th day of June 1984, between the Mortgagor, Daniel R. McGee and Barbara K. McGee (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").

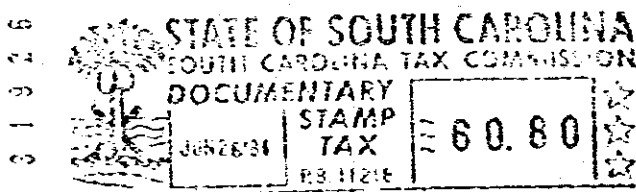
WHEREAS, Borrower is indebted to Lender in the principal sum of One hundred fifty-two thousand and no/100ths Dollars, which indebtedness is evidenced by Borrower's note dated June 25, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 2004.

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 on the southeastern side of South Pleasantburg Drive (S.C. Highway 291) in the City of Greenville, County of Greenville, State of South Carolina; being shown and designated as all of Lots 31 and 32 and a portion of lots 29 and 30 on plat entitled "Portion of Paramount Park" and "Plat for Chanticleer Real Estate in the City of Greenville, Greenville County, South Carolina" and a more recent survey for Dan McGee by Freeman & Associates dated June 20, 1984 and having according to said plat, the following metes and bounds to-wit:

BEGINNING at an iron pin on the southeastern side of South Pleasantburg Drive, which iron pin is located approximately 110 feet from the intersection of South Pleasantburg Drive and Crosby Circle and running thence S. 40-49 E. 114.99 feet to an iron pin; thence running S. 38-19 W. 75-16 feet to an iron pin; thence S. 46-46 W. 94.89 feet to an iron pin; thence S. 46-47 W. 100.04 feet to an iron pin; thence N. 43-27 W. 126.23 feet to a railroad spike on the southeastern side of South Pleasantburg Drive; thence running along South Pleasantburg Drive N. 47-17 E. 99.73 feet to an iron pin; thence N. 46-38 E. 174.89 feet to an iron pin the point of beginning.

This being the same property conveyed to the mortgagor by Chanticleer Real Estate, Inc. on May 24, 1982, and recorded in the RMC Office for Greenville County in Deed Book 1167 at Page 336 and by deed of Nick Karayannis of even date to be recorded herewith.



which has the address of 1205 South Pleasantburg, Greenville, South Carolina 29605 (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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