

MORTGAGE

CREATED
JUL 27 3 33 PM '84

THIS MORTGAGE is made this 28th day of June 1984, between the Mortgagor, Thomas J. Gaul and Jacquelyn C. Gaul (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").

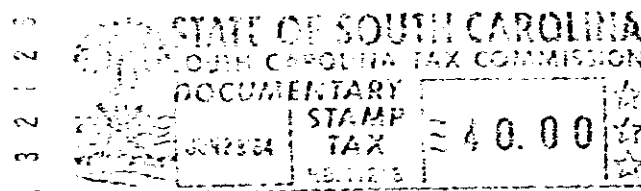
WHEREAS, Borrower is indebted to Lender in the principal sum of One Hundred Thousand and no/100 (\$100,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 28, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 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 all improvements thereon, situate, lying, and being in the State of South Carolina, County of Greenville, being shown and designated as Lot No. 627 as shown on plat of SUGAR CREEK, Map One, Section Three, prepared by C. O. Riddle dated January 5, 1983, recorded in the RMC Office for Greenville County in Plat Book 9-F at Page 35, and having, according to a more recent survey for Thomas J. Gaul and Jacquelyn C. Gaul by Freeland & Associates dated June 26, 1984, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Summer Creek Court at the joint front corner of Lots No. 627 and 628 and running thence N. 33-17 W. 130 feet to an iron pin; thence N. 46-08 E. 93.56 feet to an iron pin; thence N. 70-15 E. 34.75 feet to an iron pin; thence S. 13-19 E. 124.54 feet to an iron pin on Summer Creek Court; thence along said Court, the chord of which is S. 46-00 W. 51.04 feet and S. 36-01 W. 35.36 feet, to an iron pin, point of beginning.

This being the same property conveyed to mortgagors by deed of Cothran & Darby Builders, Inc., dated June 28, 1984, recorded simultaneously herewith.



which has the address of 103 Summer Creek Court Greer SC 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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