

GREENVILLE
JUL 3 3 01 PM '84
GREENSBLEY

MORTGAGE

VOL 1070 PAGE 833

THIS MORTGAGE is made this 3rd day of July, 1984, between the Mortgagor, RHETT C. McCRAW, JR. and SARAH K. McCRAW (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 Twenty-Eight Thousand and No/100 (\$128,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 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 August 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 tract of land, together with all improvements thereon, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, on the Southeastern side of Parkins Mill Road, containing 3.27 acres, more or less, and being shown and designated on plat entitled Property of Rhett C. McCraw, Jr., and Sarah K. McCraw, dated June 29, 1984, prepared by R. B. Bruce, RLS, and recorded in the RMC Office for Greenville County, S. C. in Plat Book 10-G, at Page 92, and having, according to said plat, the following courses and distances:

BEGINNING at an iron pin on the Southeastern side of Parkins Mill Road, at the joint front corner of the premises herein described and Part of Lot No. 20, and running thence with the joint line of said properties, S. 35-30 E. 382.1 feet to an iron pin; thence with the rear line of the premises herein described, S. 3-05 W. 320.0 feet to an iron pin at the joint rear corner of the premises herein described and Lot No. 17; thence with the joint line of said properties, N. 38-39 W. 537.5 feet to an iron pin on the Southeastern side of Parkins Mill Road; thence with the Southeastern side of Parkins Mill Road, N. 59-22 E. 324.3 feet to the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of Mary Louise Breazeale Roe, as Executrix of the Estate of Annie Maude Breazeale, dated July 3, 1984, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1216, at Page 238, on July 3, 1984.

6
10001
10001

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
JUL 3 1984
STAMP TAX
38.40

which has the address of 201 E. Parkins Mill Road Greenville
[Street] [City]
S. C. 29607 (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.

14328-11-21