

MORTGAGE

GR... F... S.C.
 JUL 12 2 44 PM '84
 THIS MORTGAGE is made this 12th day of July 19 84, between the Mortgagor, Willard L. Quinn, Jr. and Nancy A. Quinn (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").

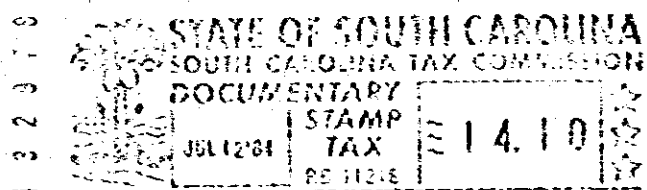
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-Seven Thousand, No. and ... No/100ths (\$47,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 12, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of 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 lot of land with the buildings and improvements thereon, situate, lying and being on the northwesterly side of Dameron Avenue in the City of Greenville, County of Greenville, State of South Carolina, shown and designated as Lot 35 on plat of Section F of Gower Estates made by R. K. Campbell and Webb Surveying and Mapping Co. dated November, 1965, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book JJJ, at page 99, and as shown on a more recent survey prepared by Freeland & Associates entitled "Gower Estates, Sec. F., Lot 35 - Property of Willard L. Quinn, Jr. and Nancy A. Quinn", and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of Dameron Avenue, said pin being the joint front corner of Lots 35 and 36, and running thence with the common line of said lots N. 41-47 W. 213.28 feet to an iron pin, the joint rear corner of Lots 35 and 36; thence N. 45-56 E. 59.80 feet to an iron pin on the southerly side of Lacey Avenue; thence with the southerly side of Lacey Avenue S. 69-48 E. 175.24 feet to an iron pin; thence with the intersection of Lacey Avenue and Dameron Avenue on a curve, the chord of which is S. 22-51 E. 45.38 feet to an iron pin on the northwesterly side of Dameron Avenue; thence with the northwesterly side of Dameron Avenue S. 36-07 W. 59.71 feet to an iron pin; thence continuing with the northwesterly side of Dameron Avenue S. 43-39 W. 69.16 feet to an iron pin, the point of beginning.

This is the identical property conveyed unto the Mortgagors herein by deed of Robert L. Bell and Marian C. Bell dated July 12, 1984 and recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 1216, at Page 973.



which has the address of 47 Dameron Avenue, 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.