

Jul 12 4 59 PM '84  
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Greenville, S.C. 29602  
PO Box 2123

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### MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on July 12,  
1984. The mortgagor is Jacobus J. Leerman and Tracy E. Leerman  
..... ("Borrower"). This Security Instrument is given to  
AMERICAN FEDERAL BANK, FSB....., which is organized and existing  
under the laws of THE UNITED STATES OF AMERICA....., and whose address is POST OFFICE BOX 1268,  
GREENVILLE, SOUTH CAROLINA 29602..... ("Lender").  
Borrower owes Lender the principal sum of Sixty Thousand Six Hundred and No/100  
..... Dollars (U.S. \$60,600.00.....). This debt is evidenced by Borrower's note  
dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not  
paid earlier, due and payable on August 1, 2014..... This Security Instrument  
secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and  
modifications; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this  
Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and  
the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and  
assigns the following described property located in Greenville..... County, South Carolina:

All that certain lot of land with all improvements thereon, lying in the State of South  
Carolina, County of Greenville, on the southern side of Bennington Road, shown as a portion  
of Lot 81 and Lot 80 on a plat of Canebrake I, recorded in the RMC Office for Greenville  
County in Plat Book 5-P, at page 46, and being further shown on a Survey entitled "Property  
of Jacobus J. Leerman and Tracy E. Leerman", recorded in Plat Book 10-V at page 4 in  
the RMC Office for Greenville County as follows:

BEGINNING at an iron pin on the southern side of Bennington Road at a point where Bennington  
Road and Duquesne Drive intersect and running thence along a cord or line through such  
intersection S. 29-10 E. 32.66 feet to an iron pin on the western side of Duquesne Drive;  
thence along Duquesne Drive S. 12-11 W. 94.72 feet to an iron pin; thence S. 3-10 W. 24.0  
feet to an iron pin at the line of Lot 82; thence along the common line of Lots 81 and 82  
S. 87-10 W. 72.22 feet to the corner of Lot 80; thence continuing along the line of Lot  
82 and Lot 80 S. 87-10 W. 22 feet to a point in the line of Lot 80; thence on a line through  
Lot 80 N. 3-49 E. 89 feet to a point in the line of Lot 81; thence N. 14-33 E. 74.26 feet  
to an iron pin on the southern side of Bennington Road; thence along the southern side of  
Bennington Road S. 89-11 E. 74.9 feet.

Being the same property conveyed to the Mortgagors by Deed of William J. Barrett, Jr. and  
Dorothy H. Barrett to be recorded herewith.

The above described property was conveyed to William J. Barrett, Jr. and Dorothy H. Barrett  
by the Deed of College Properties, Inc. dated March 1, 1979, recorded in Deed Book 1105  
at page 579 and Deed of J. A. Bolen, as Trustee, dated November 17, 1977, recorded in Deed  
Book 1068 at page 678 in the RMC Office for Greenville County; less, however, a triangular  
portion of Lot 81 conveyed to College Properties, Inc. by Deed dated March 1, 1979, recorded  
in Deed Book 1105 at page 578.

which has the address of 101 Bennington Road..... Greer.....  
[Street] [City]  
South Carolina 29651..... ("Property Address");  
[Zip Code]

TO HAVE AND TO HOLD such property 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 rights and stock and all fixtures now or hereafter a part of the property. All  
replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this  
Security Instrument 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 and that the Property is unencumbered, except for encumbrances of record.  
Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any  
encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with  
limited variations by jurisdiction to constitute a uniform security instrument covering real property.

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