



Documentary Stamps are figured on the amount financed. \$ 3,849.93

MORTGAGE

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THIS MORTGAGE is made this 10th day of August 1984, between the Mortgagor, W. Lester Jenkins (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 Three Thousand Eight Hundred Seventy & 36/100's Dollars, which indebtedness is evidenced by Borrower's note dated 8-10-84 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on Aug. 10, 1987

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 in Greenville County, State of South Carolina, containing 3 acres, more or less as shown on survey prepared by C.O. Riddle, October 25, 1954, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the Southern side of S.C. Highway No. 416, and running thence N. 79-41 W. 100 feet to iron pin; thence continuing with said highway, N. 79-51 W. 59-7 feet to iron pin in line of other property of grantor; thence with line of said property, S. 15-40 W. 976.5 feet to iron pin; thence N. 69-20 E. 158.2 feet to iron pin; thence N. 18-03 E. 901.3 feet to the point of beginning.

This is the same property conveyed to the grantor by deed of J.C. Hughes, dated October 27, 1954 and recorded in the RMC Office for Greenville County, South Carolina. Recorded October 28, 1954 in Deed Volume 511 at Page 103.

which has the address of Route 1 Farris Bridge Rd. Greenville, South Carolina (Street) (City) 29611 (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.

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