



MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 8,557.44

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THIS MORTGAGE is made this 7 day of May, 1984, between the Mortgagor, Kenneth B. Pierce and Tina G. Pierce (herein "Borrower"), and the Mortgagee, American Federal Bank, F.S.B., a corporation organized and existing under the laws of the United States, whose address is PO. Box 1268 Greenville, S.C. 29602 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Sixteen Thousand, Four Hundred & Forty & 00/100's Dollars, which indebtedness is evidenced by Borrower's note dated 5-7-84 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 20, 1994

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 SC State of South Carolina: Kenneth B. Pierce, his heirs and assigns forever, all that piece, parcel or lot of land in Glassy Mountain Township, Greenville County, South Carolina, shown and designated as Lots Numbers Thirteen (13) and Fourteen (14) on plat of property of Joe J. Gentry made by J.Q. Bruce, R.L.S. No. 667 October 13, 1962 and recorded in R.M.C. Office for Greenville County. Reference being had to said plat for more detailed description.

This deed is made subject to restrictions duly recorded in R.M.C. Office for Greenville County.

This is a part of the property conveyed to W.L. Edwards by Joe J. Gentry by deed dated Nov. 14, 1962 and recorded in R.M.C. Office for Greenville County in Book 715 at Page 111.

Kenneth B. Pierce, his heirs and assigns forever, all that piece, parcel or lot of land in Glassy Mountain Township, Greenville County, South Carolina, shown and designated as Lots Nos. Twelve (12) and Thirty-eight (38) on plat made for Joe J. Gentry by J.Q. Bruce, R.L.S. No 667, October 13, 1962 and recorded in R.M.C. Office for Greenville County, in Plat Book YY at page 87.

This is a part of the property conveyed to W.L. Edwards by deed recorded in R.M.C. Office for Greenville County in Book 715 at Page 111 on January 22, 1963.

This is that same property conveyed by deed of W. L. Edwards to Kenneth B. Pierce dated April 9, 1977 and recorded April 25, 1977 in deed Volume 1055 at Page 290 in the RMC Office for Greenville County, South Carolina.

which has the address of Rt 1 Box 315 Goforth Rd, Landrum, SC (Street) (City) SC 29356 (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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