

MORTGAGE

JUN 29 4 24 PM '84

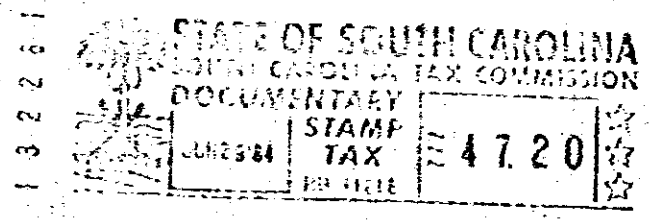
THIS MORTGAGE is made this JUNE 29TH day of JUNE 1984 between the Mortgagors, DENNIS B. CHRISTINE, JR. & JAN P. CHRISTINE (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL BANK, FSB a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of ONE HUNDRED EIGHTEEN THOUSAND & NO/100 (\$118,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated JUNE 29, 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 JULY 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 all improvements thereon situate, lying, and being in the State of South Carolina, County of Greenville, being shown and designated as Lot No. 632, as shown on Plat of Sugar Creek, Map One, Section Three, prepared by C. O. Riddle, dated January 5, 1983, recorded in the RMC Office for Greenville County in Plat Book 9-F, at Page 35. See also Revised Plat of Sugar Creek Map One, Section Three, recorded in the RMC Office for Greenville County in Plat Book "9-W", at Page 61; reference being craved to said Plats for a more accurate description for the metes and bounds hereof.

6 This is the identical property conveyed to the Mortgagors herein by Deed of Cothran & Darby Builders, Inc., a South Carolina corporation, dated June 29, 1984, and recorded in the RMC Office for Greenville County, S. C., in Deed Book 1215, at Page 999, on June 29, 1984, at 4:24 o'clock, P.m.



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which has the address of East Shallowstone Road, Greer, (Street) (City) South Carolina 29651 (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 seized 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.