

FILED S.D.
GREENVILLE
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SHERSLEY

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MORTGAGE

THIS MORTGAGE is made this 29th day of June 1984, between the Mortgagor, Douglas Wamack, Jr. and Lisa M. Wamack (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 Thirty-eight Thousand Seven Hundred and No/100 (\$38,700.00) 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.

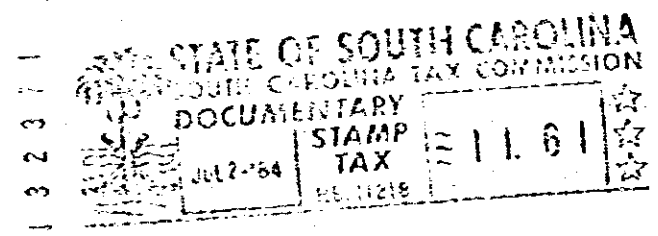
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 containing 0.45 acres on Quillen Avenue in the Town of Fountain Inn as shown on a plat of property for Douglas Wamack, Jr. and Lisa M. Wamack prepared by Carolina Surveying Company on June 29, 1984, which plat is recorded in the R.M.C. Office for Greenville County in Plat Book 10-5 at Page 70, and which plat shows the following metes and bounds, to-wit:

BEGINNING at an old iron pin on the Southern side of Quillen Avenue (which iron pin lies 306.8 feet from its intersection with Weston Street) and running thence along the edge of Quillen Avenue N. 29-57 E., 106.6 feet to an old iron pin; thence S. 58-19 E., 188.7 feet to a point (said distance passing over an iron pin located 6 feet short of said point); thence turning and running S. 33-30 W., 105.9 feet to an old iron pin; thence turning and running N. 58-32 W., 182.1 feet to the point of beginning.

This being the same property conveyed to the Mortgagors herein by deed of James H. Taylor and Lucy M. Taylor, of even date, to be recorded herewith.

This conveyance is subject to any restrictions, rights-of-way, or easements that may appear of record on the recorded plat or on the premises.



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which has the address of 204 Quillen Avenue Fountain Inn South Carolina 29644 (herein "Property Address"); (Street) (City) (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.