

Debtors' Charges are figured on
the amount financed \$ 20,600.00

MORTGAGE

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THIS MORTGAGE is made this fifteenth day of October
19 84, between the Mortgagor, James R. McSweeney
(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 twenty thousand six hundred
fourty and no/100 Dollars, which indebtedness is evidenced by Borrower's note
dated October 15, 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 October 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
State of South Carolina:

All that lot of land situate, lying and being on the Eastern side of Baker Road, about 4 1/2
miles from Greenville County Courthouse in the County of Greenville, State of South Carolina,
and being known and designated as Lots Nos. 7 and 8 according to a plat recorded in the RMC
Office for Greenville County in Plat Book "P", at page 111 and having the following metes and
bounds to wit:

BEGINNING at a point on the Eastern side of Baker Road, said point being the joint front
corner of Lots Nos. 6 and 7 and lying 600 feet North of intersection of the White Horse Road
and Baker Road, and running thence along the Eastern side of said Baker Road, North 4-15
East 200 feet to an iron pin, joint front corner of Lots Nos. 8 and 9, thence along the joint
line of Lots Nos. 8 and 9, South 76-00 East 200 feet to an iron pin, joint rear corner of Lots
8 and 9, thence South 4-15 West 200 feet to an iron pin, joint rear corner of Lots Nos. 6 and 7
thence along the joint line of Lots No. 6 and 7, North 76-00 West 200 feet to an iron pin on
the Eastern side of Baker Road, the point of beginning.

This being the same property conveyed by Nanie M. Martin by deed dated February 27, 1954 and
recorded in the RMC Office for Greenville County in Deed Book 495, at page 492; and also the
same property conveyed to the grantor herein by Rosa L. Smith, dated the 27th day of April, 1954,
and recorded in the RMC Office for Greenville County, in Deed Book 498, at page 382.

This is the same property conveyed by Deed of M.E. Madden unto James R. McSweeney, dated
October 26, 1956 recorded October 26, 1956, in the RMC Office for Greenville County, South Carolina,
volume 564 page 157.

which has the address of 7 Baker Road Greenville,
[Street] [City]
SC 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 improve-
ments 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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