

101-1033-581

MORTGAGE

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APR 1 0 23 AM '84

THIS MORTGAGE is made this 21st day of March 1984, between the Mortgagor, Ben F. Wham, III (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 Ten thousand seven hundred forty-eight and 35/100 Dollars, which indebtedness is evidenced by Borrower's note dated (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 23, 1984.

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 piece, parcel or tract of land containing 2.38 acres as shown on plat of property of A. R. Wham near Fountain Inn, South Carolina, by C. O. Riddle, RLS, dated February 1959, and revised as of 6/18/66 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on a county road at joint front corner now or formerly of William S. and Mary Peden, and running thence with the Peden line S. 1-20 E. 551.6 feet to an iron pin; thence with line now or formerly of Parson, S. 85-25 W. 195.9 feet to an iron pin in a road; thence with the center of said road, N. 2-07 W. 492.5 feet to an iron pin in the center of a county road; thence with the center of the said county road, N. 80-25 E. 213.7 feet to an iron pin, the point of beginning.

This being the same property conveyed to mortgagor and Dora Wiley Wham by deed of Ralph Wham recorded August 20, 1975 in Deed Book 1022, Page 907; by deed of Dora Wiley Wham to mortgagor recorded August 21, 1975 in Deed Book 1022, Page 942; and by deed of Carole P. Wham to mortgagor recorded Apr 4, 1984 in Deed Book 1209, Page 795, all in the R. M. C. Office for Greenville County.

This mortgage is junior and second in lien to that mortgage given to The Federal Land Bank of Columbia in the original amount of \$39,000, recorded April 28, 1977 in Mortgage Book 1396, Page 9, and rerecorded June 2, 1977 in Mortgage Book 1399, Page 856, R.M.C. Office for Greenville County.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP TAX \$ 04.32

which has the address of Rt. 1, Templeton Road (Street), Fountain Inn (City), SC 29644 (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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