



Documentary Stamps are figured on the amount financed: \$ 23,215.03

# MORTGAGE

VOL 1000 PAGE 009

THIS MORTGAGE is made this 6th day of June 1984, between the Mortgagor, Lynn P. Callison (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 Forty-four thousand five hundred eleven and 60/100 (44,511.60) Dollars, which indebtedness is evidenced by Borrower's note dated June 6, 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 June 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 certain lot of land, with the improvements thereon, lying in Fairview Township, County of Greenville, State of South Carolina, on the eastern side of a County Road, formerly known as Fescue Lane and now known as Club Drive, containing 4 acres more or less and being shown as the northernmost portion of Tract No. 3 on Map No. 3 of the A. R. Hunter Estate, which plat is recorded in the R. M. C. Office for Greenville County in Plat Book GG, at page 85 and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the eastern side of Fescue Lane (Now Club Drive) being the northern boundry of Fountain Inn-Simpsonville Country Club property and running N. 87-22 E. 574.6 feet to iron pin; thence N. 30-15 W. 520 feet to iron pin; thence S. 63-20 W. 332 feet to iron pin on edge of said road; thence along said road S. 3-15 E. 241 feet; thence S. 18-22 W. 90 feet to iron pin, being the point of beginning.

This is the same property conveyed by deed of Joseph V. Baughman unto Lynn P. Callison dated 7-10-80, recorded 7-15-80, in Deed Volume 1129 at page 256 of The R. M. C. office for Greenville County, Greenville, SC.

which has the address of Rt. 2, Box 263, Simpsonville, S.C. 29681 (herein "Property Address");

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.

400 3 31A01

5655

2328