

Recordable Sums are figured on
the amount of \$16,670.64
Mortgagee's Address:
P. O. Box 1268
Greenville, S. C. 29602

MORTGAGE

THIS MORTGAGE is made this 9th day of January 19. 84, between the Mortgagor, George G. Jackson and Delores H. Jackson (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 Sixteen Thousand Six Hundred Seventy & 64/100 (\$16,670.64) Dollars, which indebtedness is evidenced by Borrower's note dated January 9, 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 February 1, 1991

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 with improvements thereon, situate on the southeast side of North Parker Road near the City of Greenville, in Greenville County, South Carolina, and having, according to survey made by Terry T. Dill, Surveyor on March 23, 1957, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book XXX, at page 125, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of North Parker Road at corner of property now or formerly of C. G. Hall and running thence along said Hall line, S. 70-50 E. 129 feet to an iron pin; thence along the line of property now or formerly of Willie T. Weaver N. 30-00 E. 195 feet to an iron pin; thence N. 52-43 W. 131.8 feet to an iron pin on the southeastern side of North Parker Road; thence along North Parker Road, S. 39-55 W. 158 feet to an iron pin; thence still along North Parker Road, S. 9-50 W. 86.6 feet to the beginning corner.

This is the same property conveyed to George G. Jackson and Delores H. Jackson on April 16, 1973, and recorded in the R.M.C. Office for Greenville County, S. C. on April 17, 1973 in Deed Book 972, Page 707.

which has the address of Route 9, North Parker Road, Greenville, South Carolina, 29609 (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.

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