

GREENVILLE S.C.

MORTGAGE

THIS MORTGAGE is made this 7th day of February, 1984 between the Mortgagor, Betty Y. 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 Fifty Thousand and No/100 (\$50,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 7, 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 March 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 those pieces, parcels or lots of land, with all buildings and improvements, situate, lying and being on the southeastern side of Yorkshire Drive (formerly known as Mable Avenue), in Greenville County, South Carolina, being shown and designated as Lot No. 52 on the plat of the Property of James M. Edwards, recorded in the RMC Office for Greenville County, S. C. in Plat Book II, page 121, and being a portion of Lots Nos. 16 and 17, on a revision of Lots Nos. 16 and 17 of Botany Woods, Inc., recorded in the RMC Office for Greenville County, S. C. in Plat Book MMM, page 125 and being more fully described by metes and bounds on a plat of the Property of Betty Y. Jackson, made by Freeland and Associates, dated February, 1984, recorded in the RMC Office for Greenville County, S. C. in Plat Book 10-I, Page 5, reference to which is hereby craved.

This above described property is the same conveyed to Betty Y. Jackson by deed of Anna Jackson, recorded in Deed Book 1132, page 691, on September 5, 1980 and by deed of Thomas C. Jackson, Jr., et al recorded in Deed Book 1132, page 625 on September 5, 1980, and by deed of Thomas C. Jackson, Jr., et al to be recorded simultaneously herewith and as the heirs of Thomas C. Jackson as will appear by reference to the records of The Probate Court for Greenville County, S. C. contained in Apartment 1098, File 7.

STATE OF SOUTH CAROLINA
 DEPARTMENT OF REVENUE
 RECEIVED
 DOCUMENTARY TAX STAMP
 20.00

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which has the address of 209 Yorkshire Drive, Greenville, S. C. 29615
 (Street) (City)
 (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 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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