

MORTGAGE

FILED GREENVILLE CO. S.C.

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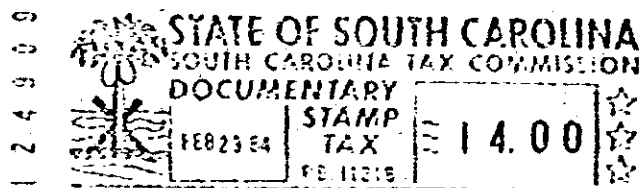
THIS MORTGAGE is made this 24th day of February 1984 between Robert W. Stephens, Sr. and Elizabeth R. Stephens (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL BANK, FSB, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-five Thousand and NO/100 (\$35,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 24, 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 that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina and being shown and designated as Lot 10 on plat of Bateswood Subdivision recorded in Plat Book 6-H at Page 69, in the RMC Office for Greenville County, reference being hereby made to said plat for a more complete description.

This is the same property as conveyed to Robert W. Stephens by Deed of Alvin E. Smith, Trustee under Trust Agreement dated April 21, 1978 in Deed Book 1151 at Page 431, in the RMC Office for Greenville County, South Carolina on July 9, 1981. Robert W. Stephens, Sr. conveyed a one-half interest to Elizabeth R. Stephens by Deed recorded in the RMC Office for Greenville County in Deed Book 1190 at Page 589 on June 16, 1983.



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which has the address of Route 5, Bateswood Drive, Greer, South Carolina 29651 (Street) (City) (herein "Property Address"); (State and Zip Code)

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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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