

FILED
GREENVILLE, S.C. **MORTGAGE**

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FEB 29 10 25 AM '84

THIS MORTGAGE WAS MADE BY MAURICE B. HARRISLEY, 24th day of February 1984, between the Mortgagee, ARTHUR G. HANSEN and SUSAN L. HANSEN (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 Ninety-seven Thousand Six Hundred and no/100's (\$97,600.00) 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.

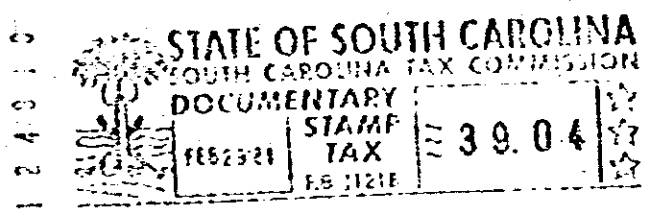
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, in the corporate limits of the Town of Mauldin, being shown on a plat by R. B. Bruce, Surveyor, as Lot 19 of Forrester Woods, Section 7, recorded in the RMC Office for Greenville County in Plat Book 5-0, pages 21 and 22, and as shown on a more recent survey by Carolina Surveying Company dated September 18, 1970, and having according to said latter plat the following metes and bounds, to-wit:

BEGINNING at a point on the northern side of Oakwood Court at the joint front corner of Lots 16 and 19 and running thence with the common line of said lots, N. 48-14 W. 134.9 feet to a point at the joint rear corner of said lots; thence turning and running N. 31-03 E., 120 feet to a point; thence turning and running S. 40-10 E., 140 feet to a point on the northern side of Oakwood Court at the joint front corner of Lots 19 and 102; thence turning and running with the right of way of Oakwood Court, S. 31-03 W. 100 feet to the point of beginning.

This being the same property conveyed to the Mortgagors by Deed of Danco, Inc., on April 30, 1982, and recorded in the RMC Office for Greenville County, in Deed Book 1166 at Page 232.

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which has the address of 212 Oakwood Court, Greenville, SC 29607 (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.

