

MORTGAGE

THIS MORTGAGE is made this 30th day of April 1984, between the Mortgagors, Thomas A. Allred and Berta T. Allred (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").

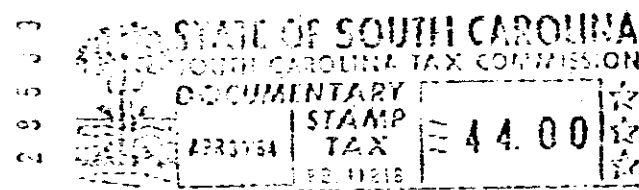
WHEREAS, Borrower is indebted to Lender in the principal sum of One hundred ten thousand and no/100ths (\$110,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 30, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 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 in Greenville County, State of South Carolina, designated as Lot No. 45 on a plat of Section III of Belle Terre Acres, prepared by James B. Crain, R.L.S., on April 20, 1978, recorded in the R.M.C. Office for Greenville County in Plat Book 6-H at Page 44 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of El-Je-Ma Forest, at the joint front corner of Lots 44 and 45 and running thence with the common line of said lots N. 47-21 E. 252.63 feet to an iron pin; thence S. 80-22 E. 91.4 feet to an iron pin, the joint rear corner of Lots 45 and 46; thence running with the common line of Lots 45 and 46 S. 37-30 W. 307.4 feet to an iron pin on El-Je-Ma Forest; thence along El-Je-Ma Forest N. 45-15 W. 125 feet to an iron pin, the point of beginning.

This being the same property conveyed to the Mortgagors by deed of James W. Mahon of even date to be recorded herewith.



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which has the address of Lot 45, El-Je-Ma Forest, Piedmont South Carolina 29673 (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 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.

