

MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 24,698.16

THIS MORTGAGE is made this 23rd day of May 1984 between the Mortgagor, George W. and Patricia A. Mancuso (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 twenty four thousand six hundred ninety eight and 16/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 23, 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 June 15, 1994.

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 State of South Carolina, County of Greenville, being known and designated as Lot No. 99, of a subdivision known as Homestead Acres, Section II, as Shown on a plat thereof prepared by Piedmont Engineering Service, dated April 26, 1963, recorded in the RMC Office for Greenville County, S. C. in Plat Book XX at page 143, and having according to said plat, the following metes and bounds to-wit:

BEGINNING at an iron pin on the eastern side of Cateham Way at the joint corner of lots 101 and 99 and running thence N. 87-50 E. 175.0 feet to an iron pin; thence running N. 2-10 W. 90.0 feet to an iron pin at the joint rear corner of lots 98 and 99; thence running S. 87-50 W. 175. feet to an iron pin on the eastern side of Cateham Way; thence running along the eastern side of Cateham Way S. 2-10 E. 90 feet to an iron pin to the point of beginning.

This is that same property conveyed by deed of John H. Penland and Patsy L. Penland to George W. Mancuso and Patricia A. Mancuso dated April 3, 1978 and recorded April 3, 1979 in deed Volume 1076 at Page 390 in the RMC Office for Greenville County, South Carolina.

which has the address of 2 Cate Ham Way, Taylors, SC 29687 (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.

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