

GREENVILLE, S.C. MORTGAGE

THIS MORTGAGE is made this 12th day of July 1984, between the Mortgagor, Ramon Martinez, Jr. and Debbie Staton Martinez, (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").

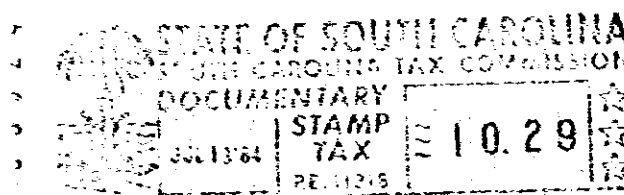
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-four Thousand Three Hundred & 00/100 (\$34,300.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 12, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 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 the County of Greenville, State of South Carolina, on the easterly side of Maria Louisa Lane, being shown and designated as Lot No. 2 on plat of Property of C. B. Jones prepared by C. O. Riddle, RLS, October, 1966, and according to a more recent survey entitled "Property of Ramon Martinez, Jr., and Debbie Staton Martinez", having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly side of Maria Louisa Lane, joint front corner of Lots No. 1 and 2, and running thence S. 75-36 E. 172.4 feet to an iron pin; thence S. 23-06 W. 101.4 feet to an iron pin; thence N. 75-36 W. 155.4 feet to an iron pin on Maria Louisa Lane; thence along said Lane, N. 8-35 E. 17.0 feet and N. 14-24 E. 83.3 feet to an iron pin, point of beginning.

This being the same property conveyed to mortgagors by deed of Fred Staton and Wanda B. Staton dated July 12, 1984, recorded simultaneously herewith.



which has the address of Route 5, Maria Louisa Lane, Greenville, South Carolina 29609 (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 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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