

MORTGAGE Documentary Stamps are figured on the amount financed: \$ 9,118.01

THIS MORTGAGE is made this 18th day of June 1984 between the Mortgagor, Steven M. Williams and Giselle A. Williams (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 Fourteen Thousand Seven Hundred Thirty One and 92/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 18, 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 July 1, 1992;

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 lot of land with improvements lying on the southern side of Claxton Drive in Greenville County, South Carolina, being shown as Lot number 23 on Plat of Farmington Acres made by Carolina Engineering and Surveying Company, dated December, 1962, and recorded in the RMC Office for Greenville County, South Carolina in Plat Book RR, Pages 106 and 107.

This is the same property conveyed by deed of Jocie Marie Austin unto Steven M. William and Giselle A. Williams, dated March 11, 1977, recorded March 14, 1977, Under Deed 1052-620 Plat Book RR of the RMC Office for Greenville County, Greenville, South Carolina.

which has the address of 204 Claxton Drive, Greenville, S. C. 29611 (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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