

MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 4,313.05

THIS MORTGAGE is made this 6th day of June 1984, between the Mortgagor, George D. Hopkins and Evelyn Hopkins (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 Five Thousand Eight Hundred Eleven Dollars and 36/100 Dollars, which indebtedness is evidenced by Borrower's note dated (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 10, 1988;

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, shown as lot # 1 of Western Hills, Section 2, plat of which is recorded in the RMC Office for Greenville County in Plat Book KK at page 103, and according to said plat having the following metes and bounds, to wit:

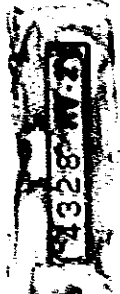
Beginning at an iron pin on the northerly side of El Paso Drive, at joint front corner of lots # 1 and 2, and running thence with the line of said lots, N. 16-19 W. 100.3 feet to a stake; thence N. 60-47 E. 150 feet to an iron pin on the westerly side of Watkins Road; thence with Watkins Road, S. 29-13 E. 90 feet to the intersection of Watkins Road with El Paso Drive; thence with the curve of the intersection the chord of which is S. 15-47 W. 35.4 feet; thence with El Paso Drive, S. 60-47 W. 100 feet, thence still with El Paso Drive, S. 80-47 W. 50.4 feet to the point of beginning.

This is the same property conveyed by deed of Harmon O. Coleman unto George D. Hopkins and Evelyn Hopkins, dated June 16, 1959, Recorded June 18, 1959, in Column 627, at Page 436, of the RMC Office for Greenville County, Greenville, S. C.

which has the address of 401 Watkins Road, 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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