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Please Mail to:
MORTGAGE

Donald L. Van Riper
Suite 3, 700 E. North St.
Greenville, S.C. 29601

THIS MORTGAGE ("Security Instrument") is given on July 16, 1984. The mortgagor is Charles V. Hinton, Jr. and Karen L. Hinton ("Borrower"). This Security Instrument is given to AMERICAN FEDERAL BANK, FSB, which is organized and existing under the laws of THE UNITED STATES OF AMERICA, and whose address is POST OFFICE BOX 1268, GREENVILLE, SOUTH CAROLINA 29602 ("Lender").

Borrower owes Lender the principal sum of Ninety Thousand and 00/100 Dollars (U.S. \$ 90,000.00). This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on August 1, 2014 AD. This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in Greenville County, South Carolina:

ALL that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being on the easterly side of Whittlin Way near the City of Greenville, South Carolina being a portion of Lot 75, Pebble Creek Subdivision, Phase I, recorded in the RMC Office for Greenville County, South Carolina in Plat Book 5-D, Page 4, and having, according to a more recent survey entitled "Property Survey for the Pink Companies" dated February 14, 1984, prepared by Arbor Engineering and recorded in the RMC Office for Greenville County, South Carolina in Plat Book 5-D, at Page 4, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly side of Whittlin Way said pin being the joint front corner of Lots 74 and 75 and running thence with the easterly side of Whittlin Way N. 11-56 W. 115.04 feet to an iron pin; thence turning and running through Lot 75 N. 78-15 E. 187.70 feet to an iron pin; thence S. 7-55 E. 119.33 feet to an iron pin the joint rear corner of Lots 75 and 75; thence with common line of said lots S. 79-32 W. 179.40 feet to an iron pin the point of beginning.

This property is conveyed subject to all restrictions, setback lines, roadways, easements, and rights of way, if any, appearing of record, on the premises or on the recorded plat, which affect the property hereinabove described.

This is the identical property conveyed to the Mortgagors by deed from the Pink Companies, recorded simultaneously with this instrument. See also Hamlet Builders, Inc. dated February 29, 1984 and recorded in the RMC Office Deed Book 1207, at Page 185 on February 29, 1984 for predecessor deed.

which has the address of Lot 75, Whittlin Way, Taylors, South Carolina 29687 ("Property Address");

TO HAVE AND TO HOLD such property 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 rights and stock and all fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument 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 and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

SCTD -- JUL 17 84 586 4.2001

