

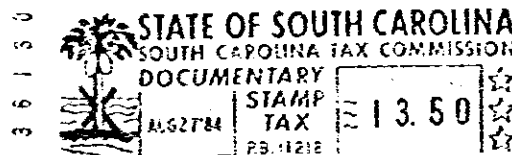
MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on August 27, 1984. The mortgagor is ALBERT B. FUTRELL AND EUGENIA A. FUTRELL ("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 FORTY FIVE THOUSAND AND NO/100 Dollars (U.S. \$45,000.00). 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 SEPTEMBER 1, 2014. 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 situate, lying and being in the State of South Carolina, County of Greenville, on the northern side of Heritage Drive, known and designated as Lot 12 of HERITAGE ESTATE as shown on a plat prepared by Lindsey & Associates, dated July 16, 1984, entitled, "Surveyed for Albert B. and Eugenia Futrell", said plat have the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Heritage Drive, joint front corner of Lots 12 and 14 and running thence with the common line of said lots N 8-17 W 374.07 feet to an iron pin; thence turning and running N 82-22 E 199.49 feet to an iron pin; thence turning and running S 8-25 E 368.70 along the common line of Lots 10 and 12; thence turning and running along Heritage Drive, S 80-50 W 200.40 feet to the POINT OF BEGINNING.

This being the same property conveyed to Mortgagors herein by deed of Douglas A. Butler and Rosemary P. Butler recorded in the REC Office for Greenville County in Book 1207, Page 336, on March 2, 1984.



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which has the address of Lot 12 Heritage Drive Fountain Inn South Carolina 29644 ("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.

4328-11-21