

MORTGAGE

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THIS MORTGAGE is made this 13th day of August 1984 between the Mortgagor, John R. Satterthwaite and Sharon R. Satterthwaite (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 Two Thousand Seventy Six and 84/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 13, 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 20, 1994

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, located, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot No. 106, Section 1, as shown on plat entitled "Foxcroft, Revised Map, Lot 106, Section 1", dated May 13, 1971, prepared by C. O. Riddle, recorded in the Greenville County RMC Office in Plat Book 4K at Page 73, and having, according to a more recent plat entitled "Property of John R. and Sharon R. Satterthwaite", dated October 22, 1980, prepared by Freeland & Associates, recorded in the Greenville County RMC Office in Plat Book 8-H at Page 20, the following metes and bounds, to-wit:

BEGINNING at an old iron pin on the Southern Side of the right-of-way of Hunting Hollow Road and running thence S. 67-09 E., 50.0 feet to an old iron pin; thence running S. 57-09 E., 50.0 feet to an old iron pin; thence running S. 52-09 E., 52.7 feet to an old iron pin at the joint front corner of the within lot and Lot No. 105; thence running along the joint line of said lots S. 37-51 W., 283.2 feet to an old iron pin; thence running N. 20-52 W., 161.3 feet to an old iron pin; thence running N. 79-51 E., 54.9 feet to an old iron pin; thence running N. 18-32 E., 150.0 feet to an old iron pin on the Southern side of the right-of-way of Hunting Hollow Road, the point and place of beginning.

This is that same property conveyed by deed of Alvin J. Satterfield to John R. Satterthwaite and Sharon R. Satterthwaite dated October 23, 1980 and recorded October 24, 1980 in Deed Volume 1136 at Page 132 in the RMC Office for Greenville County, SC.

which has the address of 200 Hunting Hollow Road Greenville SC 29615 (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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RECORDED

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