



MORTGAGE

THIS MORTGAGE is made this 29th day of August 1984 between the Mortgagor, A. J. Mauldin

(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, four hundred, seventy-three and 40/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 29, 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 9/5/94

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 piece, parcel or tract of land, together with all buildings and improvements thereon, situate, lying and being on the western side of Walker Road (running between Pine Log Ford Road and the Jackson Grove Road) in O'Neal Township, Greenville County, South Carolina, being shown and designated as 2.08 acres on a plat of the property of Homer Styles made by Terry Dill, dated January 9, 1948, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book FF, Page 516, and being a portion of Tract No. 7 of the J. T. Styles Estate, recorded in the RMC Office for said County and State in Plat Book I, page 130, and having, the following metes and bounds, to-wit:

BEGINNING at a spike in the center of Walker Road, 543 feet more or less northeast of the center of a bridge over Enoree River, at the joint corner of the land of James Earl Bruster and Helen V. Jarrell, and running thence with the center of road N. 16-24 E. 140 feet to nail and cap in center of said surface road; thence N. 81-36 W. 200 feet to an iron pin; thence N. 65-53 W. 160 feet to stake at corner of fence; thence S. 81-25 W. 255 feet to stake corner of fence near branch; thence S. 9-00 E. 358 feet to stake at mouth of branch at Enoree River; thence with Helen V. Jarrell's line N. 25-15 E. 305 feet to iron pin; thence S. 73-36 E. 390 feet to beginning corner.

This is that same property conveyed by deed of James E. Porter to A. J. Mauldin, dated July 27, 1976, recorded 8/6/76, in Deed Volume 1040, at Page 829, in the R.M.C. Office for Greenville County, South Carolina.

which has the address of Rt. 1, Walker Rd., Travelers Rest, SC (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 seized 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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