

GREENVILLE FILED

MORTGAGE

JUN 30 4 28 PM '83

THIS MORTGAGE is made this 30 day of June 1983, between the Mortgagor, MAURICE J. D'HOORE AND MARIAN I. D'HOORE (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL BANK F. S. B., a corporation organized and existing under the laws of the United States of American, whose address is P. O. BOX 1268, GREENVILLE, SOUTH CAROLINA 29602 (herein "Lender").

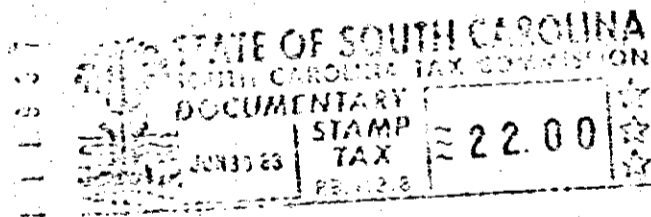
WHEREAS, Borrower is indebted to Lender in the principal sum of FIFTY FIVE THOUSAND AND NO/100 (\$55,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 30, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on JULY 1, 2003

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 lot of land located, lying and being in the County of Greenville, State of South Carolina, designated at Lot #281, as shown on plat entitled "Map 2, Section 4, Powderhorn", prepared by C. O. Riddle, Surveyor, dated February 9, 1983, and recorded in the RMC Office for Greenville County, South Carolina in Plat Book 9F, Page 50, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Powderhorn Road joining front corner of lot nos. 282 and 281 and running along the joint line of said lots S. 49-48 E. 142.57 feet to an iron pin on the line of lot No. 283; thence along the common line of lot Nos. 283 and 281 N. 50-54-45 E. 24.6 feet to an iron pin; thence along the common line of lot nos. 281 and 279 N. 21-25-14 E. 58.97 feet to an iron pin at the joint rear corner of lot nos. 281 and 280; thence along the joint line of lot nos. 280 and 281 N. 49-48 W. 128.16 feet to an iron pin on the right-of-way of Powderhorn Road; thence along the right-of-way of said road S. 40-12 W. 80 feet to the point of beginning.

THIS being the same property conveyed unto mortgagors by deed of American Service Corporation of South Carolina executed and recorded of even date herewith.



Handwritten signature or initials.

Attached and incorporated herein by reference is RIDER FOR PARAGRAPH 17, TRANSFER OF THE PROPERTY: ASSUMPTION which is made a part hereof.

which has the address of 902 Powderhorn Road Simpsonville (Street) (City) SC 29681 (State and Zip Code) (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.

4328-11-2