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 201 EAST WASHINGTON ST.
 GREENVILLE, S.C. 29601

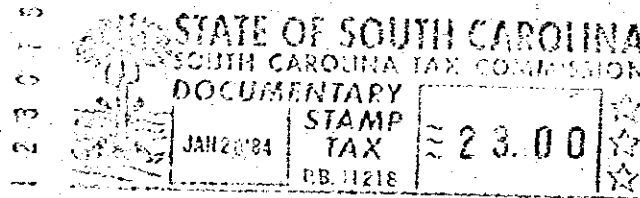
THIS MORTGAGE is made this 20th day of January, 1984, between the Mortgagor, Frank E. Watson and Donna H. Watson (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL BANK, FSB, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS Borrower is indebted to Lender in the principal sum of Fifty-Seven Thousand Five Hundred and NO/100 (\$57,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated January 20, 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 February 1, 2014.

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 lying in the State of South Carolina, County of Greenville, near the intersection of Enoree Circle and Berry Road, known as Lot No. 3 on a plat of the "Property of Luis F. Moreno" dated February 10, 1983, by Robert B. Spearman recorded in Plat Book 9W-6 in the RMC Office for Greenville County; and as shown on a survey of the "Property of Frank E. Watson and Donna H. Watson" by Arbor Engineering dated January 11, 1984. Reference is made to that recorded plat for the metes and bounds thereof.

Being the same property conveyed to the Mortgagors by deed of Redca Builders, Inc., of even date herewith recorded in the RMC Office for Greenville County in Deed Book 1204 at Page 860.



which has the address of Lot #3, Enoree Circle Greer, (City) South Carolina 29651 (herein "Property Address"); (State and Zip Code)

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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