

MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 29,472.52

THIS MORTGAGE is made this 13th day of February 1984 between the Mortgagor, Jack Larry Williamson and Sandra C. Williamson (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 Twenty-three thousand, four hundred, seventy-two and 52/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 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 Marcy 1, 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 with the buildings and improvements thereon, lying and being on the Northerly intersection of Sugar Creek Court and Briar Creek Road, near the City of Greenville, South Carolina, being known and designated as Lot No. 85 on plat entitled "Map No. 5 Sugar Creek" as recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 6-H at page 21 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwesterly side of Briar Creek Road said pin being the joint front corner of Lot Nos. 84 and 85 and running thence with the common line of said lots N. 62-07 -18 W. 154.76 feet to an iron pin the joint rear corner of Lots Nos. 84 and 85; thence with the common line of Lot Nos. 60 and 85 S. 52-38 W. 120.38 feet to an iron pin on the Northeasterly side of Sugar Creek Court; thence with the Northeasterly side of Sugar Creek Court S. 37-22 E. 150 feet to an iron pin at the intersection of Sugar Creek Court and Briar Creek Road; thence with said intersection S. 82-22 E. 35.35 feet to an iron pin on the Northwesterly side of Briar Creek Road; thence with the Northwesterly side of Briar Creek Road N. 52-38 E. 11.15 feet; thence continuing with said road N. 40-15-21 E. 160.76 feet to an iron pin the point of beginning.

This is that same property conveyed by deed of M. G. Proffit, Inc. to Jack Larry Williamson and Sandra C. Williamson, dated 8/23/78, recorded 8/24/78, in Deed Volume 1086, at Page 38, in the R.M.C. Office for Greenville County, South Carolina.

which has the address of 232 Briarcreek Rd. Greer SC 29651 (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.