



**MORTGAGE**

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Documentary Stamps are figured on the amount financed: \$ 10,058.04

THIS MORTGAGE is made this 30 day of January 1984 between the Mortgagor, V. Charles Hinds, 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 Ten thousand eight hundred two dollars and six cents Dollars, which indebtedness is evidenced by Borrower's note dated January 30, 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 1, 1984

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 situate, lying and being on Alpine Drive, near the city of Greenville, in the County of Greenville, State of South Carolina and known and designated as Lot No, 13 of a subdivision known as Dogwood Terrace, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book UU, at Page 5, and said lot having such metes and bounds as shown thereon.

The above is the same property conveyed to the grantor by deed dated August 28, 1967 and recorded in the R.M. C. Office for Greenville County in Deed Book 827, at Page 193.

This conveyance is made subject to restrictions, easements and rights-of-way appearing on record in the R.M.C. Office for Greenville County.

This is that same property conveyed by deed of W. N. Leslie Inc. to V. Charles Hinds, dated June 26, 1968, recorded June, 26, 1968, in volume 847 at Page 317, in the R.M. C. Office for Greenville County.

which has the address of 2 Alpine Dr Taylors South Carolina 29687 (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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