



MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 9241.29

THIS MORTGAGE is made this 29th day of February 1984, between the Mortgagor, Betty B. Jackson (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 Thirteen thousand fifty-five and 40/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 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 March 15, 1989;

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, with the improvements thereon, situate, lying and being in or near Fork Shoals, in the County of Greenville South Carolina, and being more particularly described as Lot 17, as shown on a plat entitled Subdivision of the Residential Properties of Fork Shoals, S.C. of Riegel Textile Corporation, located at Greenville County, Fork Shoals, South Carolina, made by Pickell & Pickell, engineers, Greenville, S.C. February, 1953, and recorded in the Office of the Register of Mesne Conveyances for Greenville County in Plat Book BB at pages 156 and 157. According to said plat the within described lot is also known as No. 25 Cedar Falls Road and fronts thereon ninety-seven (97) feet.

This is the same property conveyed by deed of William Harvey Jackson to Betty B. Jackson/Mardis, dated 3-1-60, recorded 7-28-60 in deed volume 655, Page 350, in the R.M.C. Office for Greenville County, South Carolina.

which has the address of Rt. 1, Box 92 Fountain Inn SC 29644 (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.

0.95

4328-WFZ