

MORTGAGE

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

THIS MORTGAGE is made this 6th day of March 1984, between the Mortgagor, Monnie L. Broome and Jacquelyn Broome (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 Nineteen thousand, one hundred, sixty-seven and 60/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 6, 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 5, 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 in Butler Township, Greenville County, State of South Carolina, near and East of the City of Greenville, and being known and designated as Lot Number 27 of a subdivision known as Terra Pines Estates Section 4, a plat of which is of record in the R.M.C. Office for Greenville County in Plat Book 000 at Page 85, and having the following metes and bounds, to-wit:

BEGINNING at a point on the Southwestern side of Doyle Drive at the joint front corner of Lots 26 and 27 and running thence with the Southwestern side of Doyle Drive S. 25-07 E. 75 feet to a point; thence continuing with the Southwestern side of Doyle Drive S. 50-47 E. 75 feet to a point at the joint corner of Lots 27 and 28; thence S. 29-42 W. 189.1 feet to a point; thence S. 82-29 W. 143 feet to a point at the rear corner of Lot 27; thence N. 6-10 W. 245 feet to a point at the joint rear corner of Lots 26 and 27; thence N. 72-21 E. 180.2 feet to a point on the Southwestern side of Doyle Drive at the point of BEGINNING.

This is that same property conveyed by deed of Central Realty Corp. to Monnie Broome, dated 9/5/67, recorded 10/30/67, in Deed Volume 831, at Page 549, in the R.M.C. Office for Greenville County, South Carolina.

which has the address of 11 Doyle Dr., Greenville, S.C. 29615 (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.

