

ATTN: COMMERCIAL
LENDING DIVISION

MORTGAGE

THIS MORTGAGE is made this 2nd day of April 1984, between the Mortgagor, Darrell R. Brewer and Susan H. Brewer (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 One Hundred Ninety Two Thousand and no/100 (\$192,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 2, 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 April 1, 1985

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 tract of land with all improvements thereon or hereafter constructed thereon situate, lying and being in the County of Greenville, State of South Carolina, containing 11.32 acres according to a plat of the property of Perry J. McCarter located approximately 3 miles South of Greer as shown by a plat made by Tri-State Surveyors, May 16, 1980, and having according to said plat the following metes and bounds, to wit:

BEGINNING at iron pin in Suber Road and running thence along other property of the Grantors N. 18-47 E. 847.6 feet to new iron pin; running thence N. 71-25 E. 461.9 feet to new iron pin; running thence along line of property now of Lillian J. White S. 18-24 E. 341.7 feet to iron pin; running thence along property of Lina V. Dillard S. 5-48 W. 228 feet to iron pin; running thence along line now or formerly of Gerald H. Bradley S. 5-59 E. 150.4 feet to iron pin; running thence along joint line of Jerry and Janice Brown N. 89-14 W. 413.5 feet to iron pin; running thence S. 6-00 E. 370.3 feet to old nail in Suber Road; running thence along and through Suber Road the following courses and distances: N. 70-32 W. 188 feet, N. 78-03 W. 221.5 feet to iron pin; running thence N. 82-27 W. 45 feet to iron pin, the beginning corner.

The above described property is the same acquired by the Mortgagors by deed from Henry C. Egan, et al. recorded of even date herewith.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP TAX \$ 76.80
APR 2 1984

which has the address of Route 8, Suber Road, Greer, South Carolina 29651 (City)
(Street)
(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 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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