



MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 10,279.12

THIS MORTGAGE is made this 20th day of March 1984, between the Mortgagor, Ronald M. and Rosemary T. Thomason (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 ten thousand two hundred... seventy nine and 12/100 Dollars, which indebtedness is evidenced by Borrower's note dated 3/20/84 (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 15, 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 of those parcels of lots of land in O'Neal Township of Greenville County, South Carolina, located near the Millford Baptist Church and about four miles northwest of the City of Greer, being shown as Lots Nos. 8 and 9 on a plat of property made for W.E. Bannister, plat made by W.P. Morrow, Surveyor, and revised by A.S. Brockman, recorded in the R.M.C. Office for Greenville County in Plat Book MM at page 25, and having the following courses and distances to-wit:

BEGINNING on a stake on the western margin of Joan Street, joint front corner of Lots No. 7 and 8 on said plat, and runs thence with the common line of Lots Nos. 7 and 8 S. 83-03 W. 298 feet to a stake on line of property now or formerly owned by Hudson, thence with that line N. 16-50 W. 280 feet to a stake, rear corner of Lots Nos. 9 and 10, thence with common line of Lots Nos. 9 and 10, N. 83-03 E. 296.2 feet to a stake on the western margin of Joan Street: thence therewith S. 17-10 E. 280 feet to the beginning corner.

This is that same property conveyed by deed of Paul Edward Erskine to Ronald M. and Rosemary Thomason, dated 8-21-79, recorded 8-22-79, in volume 1109 at page 884 of the R.M.C. Office for Greenville County, SC.

which has the address of Route 2, Joan Drive, Taylors (Street) (City) SC 29687 (State and Zip Code) (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.

