

MORTGAGE

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Documentary Stamps are figured on the amount financed: \$ 5,081.04

THIS MORTGAGE is made this 22 day of March 19 84, between the Mortgagor, Donnie L. Bible and Teresea G. Bible (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 ... Seven thousand two hundred ... thirteen dollars and 20/100 ... Dollars, which indebtedness is evidenced by Borrower's note dated March 22, 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 10, 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 certain piece, parcel or tract of land in City of Greenville State and County aforesaid, being a portion of Lot No. 5, Block D of Buist Circle, according to a plat recorded in the RMC Office for Greenville County in Plat Book C, Page 10, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point 460 feet from Rutherford Street on the south side of Buist Avenue and running thence with said Buist Avenue S. 65 E. 165 feet; thence N. 65 W. 50 feet; thence N. 25 E. 165 feet to the beginning corner.

This being the same property conveyed to Grantor herein by deed of Evelyn Cox Waddill dated April 4, 1977, and recorded in the RMC Office for Greenville County April 5, 1977, in Deed Book 1054 at Page 82.

This is the same property conveyed by deed of Thomas Leroy Brown to Donnie L. Bible and Teresea G. Bible, dated 10-4-83 and recorded 10-8-83 in volume 1198 at page 757 of the RMC Office for Greenville County, SC.

which has the address of ... 217 Buist Ave., Greenville, SC 29609, (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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4328-RV-2