

MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 36,459.18



THIS MORTGAGE is made this 27th day of March 1984 between the Mortgagor, Billy James Anderson and Sarah Frances Anderson (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 Sixty-Nine Thousand Nine Hundred Sixteen and 80/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 27, 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 4-10-94

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, located in the County of Greenville, State of South Carolina, situate, lying and being at the northeastern cul de sac of an unnamed road and being known and designated as Lot 14 as shown on a plat entitled PROPERTY OF W. A. JONES, JR., dated October 29, 1966, made by Jones Engineering Services and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of an unnamed road, joint corner of Lot 14 and Tract 1, and running thence N. 77-36 W. 54 feet to an iron pin on the western edge of said unnamed road; thence running N. 21-41 E. 165.3 feet to an iron pin; Thence running N. 88-51 E. 232.2 feet to an iron pin; thence running S. 1-24 E. 128.3 feet to an iron pin; thence S. 25-56 W. 109.8 feet to an iron pin; thence running N. 59-12 E. 58 feet to an iron pin; thence running N. 77-36 E. 152 feet to an iron pin, the point of beginning.

This is that same property conveyed by deed of W. A. Jones, Jr. to Billy James Anderson dated November 30, 1970 and recorded January 8, 1971 in Deed Volume 906 at Page 86 in the RMC Office for Greenville County, SC.

ALSO ALL that piece, parcel or lot of land with improvements thereon, situate, lying and being in or near Greenville, in the County of Greenville South Carolina, and being more particularly described as Lot No. 63 as shown on plat entitled "Subdivision for Abney Mills, Poinsett Plant, Greenville S. C.", made by Pickell & Pickell, Engineers, Greenville, S. C. March 5, 1959, and recorded in the RMC Office for Greenville County in Plat Book QQ, Page 51. According to said plat the within described lot is also known as No. 111 Willard Street and fronts thereon 75 feet.

This is that same property conveyed by deed of Charles E. Hopkins and Ethel M. Hopkins to Billy James Anderson and Sarah Frances Anderson dated June 25, 1968 and recorded June 25, 1968 in Deed Volume 847 at Page 280 in the RMC Office for Greenville County, SC.

which has the address of 111 Willard Street and Lot 14, Loblolly Circle, Greenville, SC 29607 (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.

0.525

1328-RV-2