

ATTN: COMMERCIAL
LENDING DIVISION
GREENVILLE, S.C.

MORTGAGE

VOL 1800 PAGE 160

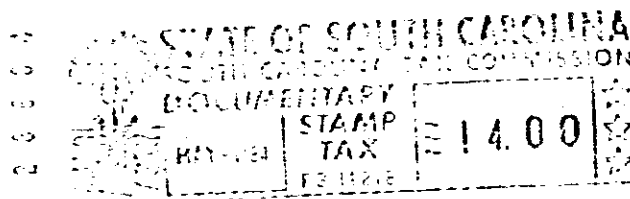
MAY 1 10 32 AM '84
THIS MORTGAGE is made this 30th day of APRIL 1984 between the Mortgagor, James A. Boling (herein "Borrower") and the Mortgagee, AMERICAN FEDERAL BANK, FSB (herein "Lender"), a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Five Thousand and No/100-- (\$35,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 30, 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 30, 1987.

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, lying and being in the County of Greenville, State of South Carolina, being known and designated as 0.35 acres located on Piedmont Park Road, as shown on plat entitled "Property of Clara Howard Ward", prepared by Kermit T. Gould R.L.S, dated March 26, 1984, and recorded in the RMC Office for Greenville County in Plat Book 10-0, Page 41, April 24, 1984.

This is the same property conveyed to the Mortgagor herein by deed dated April 30, 1984, from Clara Howard Ward, et al, and recorded in Deed Book 1211, Page 562.



which has the address of 1401 Piedmont Park Road Taylors
[Street] [City]
South Carolina 29687 (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 seized 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.