

Documentary Stamps are figured on the amount financed: \$ 54,060.72

MORTGAGE

THIS MORTGAGE is made this 19th day of April 19 84, between the Mortgagor, Edna R. Cobb

(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 Fifty Eight Thousand and Fifty Nine Dollars and 73/100ths Dollars, which indebtedness is evidenced by Borrower's note dated April 19, 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 October 16, 1984

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 situate, lying and being in Grove Township, County of Greenville, State of South Carolina, containing 1.24 acres, more or less, designated as Lot No. 9 on a plat of Section I of Belle Terre Acres, recorded in the RMC Office for Greenville County, South Carolina in Plat Book 000, at Page 105, and having according thereto the courses and distances shown on said plat.

This being the same property conveyed to the Grantor by deed of David E. Mullinax and Phyllis R. Mullinax recorded December 29, 1977 in Deed Book 1070, Page 937 in the RMC Office for Greenville County, South Carolina.

This property being subject to the protective covenants recorded in the RMC Office for Greenville County in Deed Book 711, at Page 181, and Deed Book 761, Page 77 and as amended in Deed Book 822, at page 508. This conveyance is further subject to easements and rights of way that may appear of record, on the recorded plat or on the premises. In addition thereto, no goats, pigs, or chickens shall be kept, produced or raised on said property.

This is the same property conveyed to Edna R. Cobb by Deed from Audrey K. Babcock dated December 30, 1977 and recorded January 10, 1978 in Deed Volume 1071 at Page 666 in the RMC Office for Greenville County, South Carolina.

which has the address of #3 West Fairway, Route 6, Box 581, Piedmont, S.C., 29673 (Street) (City) (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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