

MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 4,841.06

THIS MORTGAGE is made this 27th day of April 1984, between the Mortgagor, Marion E. Wilson and Sherry L. Wilson (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 Six Thousand Three Hundred Ninety-six and 48/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 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 May 10, 1988

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 that certain piece, parcel or lot of land situate, lying and being on the southern side of Lofty Ridge Drive (formerly Eisenhower Drive) near the City of Greenville, County of Greenville, State of South Carolina, being shown and designated as Lot 46 on a plat of the property of Piedmont Estates dated December 1944 and recorded in the R.M.C. Office for Greenville County in Plat Book M, page 123; said lot having such metes and bounds as are shown on said plat.

This conveyance is made subject to all restrictive covenants, rights of way, easements and setback lines, if any, of record or as shown on recorded plat(s).

This is that same property conveyed by deed of Earl K. Bentley to Marion E. Wilson, dated December 31, 1973 and recorded January 2, 1974, in volume 991 at page 518 of the RMC Office for Greenville County, SC.

ALSO, all of my right, title and interest in and to that certain piece or strip of land in the State of South Carolina, Greenville County, being five feet in width and 55.5 feet in depth, bordering Omar Street and being the southern five feet of Lot 47 as shown on a plat of the property of Piedmont Estates recorded in the RMC Office for Greenville County in Plat Book M, page 123. This is the identical property conveyed to the grantor herein by deed from R. Larry Rochester recorded in the RMC Office for Greenville County in Deed Book 990, page 394. It is understood by and between the grantor and the grantee herein that the grantor is not extending any warranties as respects the five-foot strip to the grantee herein and that the grantor herein is only conveying any right, title and interest that he may have in and to said five-foot strip.

This conveyance is made subject to all restrictive covenants, rights of way, easements and setback lines, if any, of record or as shown on recorded plat(s).

Both of the above described pieces of property were shown on plat of the property of Marion E. Wilson prepared by Carolina Surveying Co. dated December 28, 1973.

which has the address of 109 Lofty Ridge Drive, 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 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.

400 3 1A01

