



Documentary Stamps are figured on the amount financed: \$ 11,058.44

MORTGAGE

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THIS MORTGAGE is made this 13th day of June 1984, between the Mortgagor, David W. Stacey (herein "Borrower"), and the Mortgagee, American Federal Bank, F.S.B., a corporation organized and existing under the laws of The United States of America, whose address is 101 E. Washington St., Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Eleven thousand, fifty-eight, and 44/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 13, 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 June 15, 1994.

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 lot of land situate, lying and being on the westerly side of Delta Drive, the County of Greenville, State of South Carolina, being known and designated as Lot No. 12, Longforest Acres, a plat of which is recorded in the RMC Office for Greenville County in Plat Book JJJ, at Page 79, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of Delta Drive at the joint front corner of Lots 12 and 13 and running thence with the joint line of said Lots N. 58-30 W., 165 feet to an iron pin; thence S. 31-30 W., 100 feet to an iron pin at the joint rear corner of Lots 11 and 12 and running thence with the joint line of said Lots S. 58-30 E., 165 feet to an iron pin on the westerly side of Delta Drive; and running thence with the said side of Delta Drive N. 31-30 E., 100 feet to an iron pin, the point of beginning.

This is that same property conveyed by deed of Custom Design Builders, Inc. to David W. Stacey, dated 11/19/82, recorded 2/25/83, in Deed Volume 1183, at Page 226, in the RMC Office for Greenville County, SC.

which has the address of 21 Delta Dr. Greenville, SC (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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