

MORTGAGE

FILED - 10.0.
CREED
JUN 29 3 36 PM '84

THIS MORTGAGE is made this 29th day of June 1984, between the Mortgagor, Stanley B. Hubbard, Jr. and Carol M. Hubbard (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").

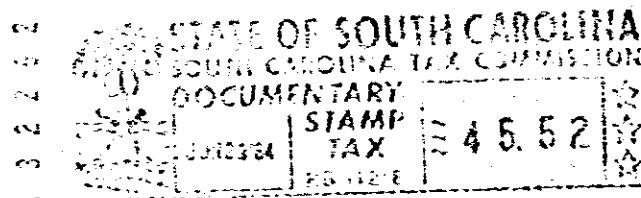
WHEREAS, Borrower is indebted to Lender in the principal sum of One Hundred Thirteen Thousand Eight Hundred & 00/100 (\$113,800.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 29, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 2014

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, being and situate in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot 43 and part of Lot 42 according to revision by R. E. Dalton of plat of McDaniel Heights made by Dalton & Neeves, August, 1928 and being further described and shown on a plat prepared by Freeland & Associates, James R. Freeland, R.L.S. dated June 27, 1984 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin old on the northern side of Cleveland Street 215 feet, more or less, east of the intersection of Belmont Avenue and Cleveland Street, joint front corner of Lots 43 and 42 and running thence along the line of Lot 42 N.02-55 W, 195.0 feet to an iron pin old; thence N. 85-50 E., 20.0 feet to an iron pin old; thence S. 04-10 E., 10.0 feet to an iron pin old; thence N. 85-50 E., 60.0 feet to an iron pin old along the joint rear corner of Lot 43 and Lot 44; and running thence along the line of Lot 44 S. 02-55 E., 185.0 feet to an iron pin old along the northern side of Cleveland Street, joint front corner of Lot 43 and 44; thence running along the northern edge of Cleveland Street S. 85-50 W., 80.0 feet to an iron pin old along the northern side of Cleveland Street, joint front corner of Lot 42 and Lot 43, the point of beginning.

This being the same property conveyed to the mortgagors herein by deed of Annette E. Ball dated June 29, 1984 and recorded in the R. M. C. Office for Greenville County, South Carolina in Deed Book _____ at Page _____



which has the address of 405 Cleveland Street Greenville South Carolina (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.

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