

MORTGAGE

THIS MORTGAGE is made this 29th day of June, 1984, between the Mortgagor, Lillian Brock Flemming (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 East Washington Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Three Thousand and 00/100 (\$23,000.00) 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 5, 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 in the city of Greenville, Greenville County, state of South Carolina, at the northeastern corner of the intersection of Asbury Avenue and Lloyd Street and having the following metes and bounds to-wit:

Beginning at an iron pin on the northeastern corner of the intersection of Asbury Avenue (formerly John Street) and Lloyd Street, and running thence along the northern side of Asbury Avenue S. 50 E. 85 feet to an iron pin; thence N. 40 E. 133 feet and 7½ inches to an iron pin; thence N. 50½ W. 85 feet to an iron pin on the eastern side of Lloyd Street; thence along the eastern side of Lloyd Street S. 40 W. 133 feet and 5 inches to the beginning corner.

This is the same property conveyed to mortgagor by W.W. Wilkins by deed recorded July 11, 1984 in deed volume 1216 page 835 of the RMC Office for Greenville County, South Carolina.

ALSO:
ALL that piece, parcel or lot of land in the City of Greenville, Greenville County, South Carolina, known and designated as follows:

BEGINNING at a stake on the southwest side of Asbury Avenue (formerly John Street) approximately 132 feet from the corner of Asbury Avenue and Lloyd Street and running thence along said street, N. 50 W. 55 feet; thence S. 40 W. 165 feet; thence S. 50 E. 55 feet; thence N. 40 E. 165 feet to the beginning point.

Being the same property conveyed to mortgagor by deed recorded in volume 927, Page 583, RMC Office on January 30, 1980

which has the address of 117 and 118 Asbury Avenue Greenville, South Carolina 29601 (herein "Property Address");
[Street] [City] [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.

SCTD -- 1 J 11 84 149

A.0001

