

## MORTGAGE

THIS MORTGAGE is made this JULY 11 day of JULY 1984, between the Mortgagor, Thomas L. Jones, Jr. (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").

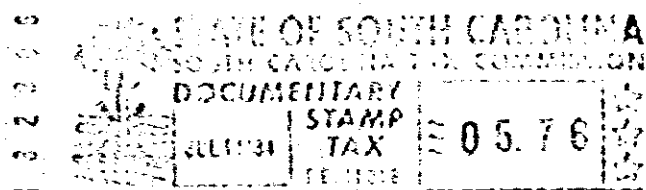
WHEREAS, Borrower is indebted to Lender in the principal sum of Nineteen Thousand One Hundred Forty-Three and 60/100 (\$19,143.60) Dollars, which indebtedness is evidenced by Borrower's note dated July 11, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance 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 in Greenville Township, Greenville County, South Carolina, on the northwestern side of Hunt Street (formerly Trotter Street), being shown on the Greenville County Block Book Map as Sheet 235, Block 4, Lot 1.02, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Hunt Street (formerly Trotter Street) and running thence, N. 56 W. 156.7 feet along the line of property now or formerly owned by C. E. Briscoe; thence, N. 34-30 E. 60 feet to corner of Lot No. 2 of the Brumley property; thence, S. 56 E. 157.1 feet along the line of Lot No. 2 to Hunt Street (formerly Trotter Street); thence along the northwestern side of Hunt Street (formerly Trotter Street), S. 34-30 W. 60 feet to the point of beginning.

This is the same property conveyed to the mortgagor herein by deed of Alice M. Hamby, individually and as attorney-in-fact for Stella Wells Mosteller (also known as Stella W. Mosteller), dated July 11, 1984, and recorded simultaneously herewith in Deed Book 1216, at Page 839.



which has the address of 31 Hunt Street Greenville,  
[Street] [City]  
SC 29611 (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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