



MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 21,159.10

THIS MORTGAGE is made this 18th day of June 1984, between the Mortgagor, Benny A. Cook and Juanita N. Cook (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 Twenty-one Thousand One Hundred Fifty-nine and 10/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 18, 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, 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 western side of Vaughn Street, near the Town of Greer, and known and designated as Lot 12 of a subdivision known as Pleasantview Acres, Plat of which is recorded in the RMC Office for Greenville County in Plat Book FF, at page 365, and, according to said plat has the following metes and bounds, to wit:

BEGINNING at an iron pin on Vaughn Street, joint corner of Lots 11 and 12, and running thence with the joint line of said lots, N. 88-00 W. 192 feet; running thence N. 2-00 E. 80 feet to an iron pin; running thence S. 88-00 E. 192 feet to an iron pin on the western side of Vaughn Street; running thence with the western side of said Street, S. 2-00 W. 80 feet to an iron pin, point of beginning.

This property is conveyed subject to easements, conditions, covenants, restrictions and rights of way which are a matter of record and actually existing on the ground effecting the subject property.

This is that same property conveyed by deed of Ted A. Conwell to Benny A. Cook and Juanita N. Cook, dated March 11, 1977, recorded March 14, 1977, in volume 1052 at page 566 of the RMC Office for Greenville County, SC.

which has the address of 115 Vaughn Street, Greer, SC 29651 (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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