

MORTGAGE

THIS MORTGAGE is made this 6th day of December 1983, between the Mortgagor, John J. Stubblefield and Carol F. Stubblefield (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, 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 Seventy-two thousand, seven hundred forty-one and 88/100 Dollars, which indebtedness is evidenced by Borrower's note dated December 6, 1983 (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 4, 1984

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 lot of land in the county of Greenville, state of South Carolina, on the northwest side of Brushy Creek Road, as shown on plat entitled "Property of John J. Stubblefield, Sr. and Carol F. Stubblefield, made August 1980 by Charles F. Webb, RLS, recorded in the RMC Office for Greenville County, S. C. in plat book 8-G page 89, and having according to said plat the following metes and bounds, courses and distances, to wit:

Beginning at an iron pin on the northwest side of Brushy Creek Road, 109 feet from the right of way of Jones Road, and running thence with other property of the mortgagor N. 50-05 W. 292.9 feet to an iron pin; thence turning N. 40-29 E. 166.75 feet to an iron pin; thence turning S. 49-40 E. 279.27 feet to an iron pin on the northwest side of Brushy Creek Road; thence with the northwest side of said road S. 35-45 W. 165.14 feet to the beginning corner.

This is a portion of the property conveyed to mortgagor by Charles A. Vaughn, Miriam V. Walker, Ruth V. Jones & Lurline V. Jordan by deed dated April 21, 1980 recorded May 1, 1980 in deed volume 1124 page 994 of the RMC Office for Greenville County.

It is the intention of the borrowers that this mortgage secure two notes to American Federal, F. S. B. of even date. These notes being as follows:

- (1) Jet Flo Corporation - \$62,289.83, Acct. No. 00323
(2) John J. Stubblefield - \$10,452.05, Acct. No. 00324
Total debt secured by this mortgage - \$72,741.88.

which has the address of Brushy Creek Road Taylors, 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.