

Documentary Stamps are figured on
the amount of \$40,174.08.

Mortgagee's Address:
P. O. Box 1268
Greenville, S. C. 29602

THIS MORTGAGE is made this 17th day of November 1983, between the Mortgagor, Carl W. Hoot and Kathleen Hoot (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 Seventy-Seven Thousand Three Hundred Twenty-Four & 40/100 (\$77,324.40) Dollars, which indebtedness is evidenced by Borrower's note dated November 17, 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 December 1, 1993

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 situate, lying and being on the South side of Westbrook Drive, Greenville County, South Carolina, being shown as Lot No. 111 on Plat of Chestnut Hills, dated March, 1954, recorded in the RMC Office for Greenville County in Plat Book "GG" at Page 35, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the south side of Westbrook Drive at the joint front corners of Lots No. 111 and 112 and running thence South along the joint lot lines of said lots S. 15-08 W., 186.6 ft. to an iron pin; thence along the rear lot lines N. 80-06 W., 123.1 ft. to an iron pin; thence along the joint lot lines of Lot 111 and the lot owned by Mr. Alvin Blair of 13 Westbrook Drive N. 28-07 E., 204.4 ft. to an iron pin on the South side of Westbrook Drive; thence along the South side of Westbrook Drive S. 74-52 E. 76.4 ft. to the beginning corner.

This is the same property conveyed to the mortgagors herein by deed from Theodore Lee Eysenbach, dated January 25, 1958 and recorded in the R.M.C. Office for Greenville County on February 1, 1958 in Deed Book 592, Page 122.

ALSO: ALL that certain lot of land with the buildings and improvements thereon in the County of Greenville, State of South Carolina, being known and designated as Lot No. 63 as shown on plat of Camilla Park Subdivision as shown on Map No. 2 of same made by W. J. Riddle, December, 1943, and recorded in the RMC Office for Greenville County in Plat Book M at Page 85, and having the following metes and bounds as shown on said plat:

BEGINNING at an iron pin on Flora Avenue at the joint front corner of Lots Nos. 62 and 63, and running thence with the joint line of said lots, N. 47-19 W. 187 feet to the iron pin; thence N. 37-15 E. 90 feet to iron pin at joint rear corner of Lot Nos. 63 and 64; thence with the joint line of said lots, S. 44-25 E. 197.5 feet to iron pin on Flora Avenue; thence with said Flora Avenue, S. 44-05 W. 80 feet to the point of beginning.

This is the identical property conveyed to Kathleen Hoot by deed from Richard M. Hardin, dated May 3, 1982 and recorded in the RMC Office for Greenville County on May 20, 1982 in Deed Book 1167, Page 177.

have (Lot 111) (Lot 63) which is the address of 15 Westbrook Drive, Flora Ave., Camilla Park, Greenville S. C., 29605 & 29611 (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.

GCTO
DE 14 85
060
4.0000

