

MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 4056.84

THIS MORTGAGE is made this 25 day of January 19 84, between the Mortgagor, Howell D. Head (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 Nine Thousand, Nine Hundred and Sixty-five Dollars and 40/100 Dollars, which indebtedness is evidenced by Borrower's note dated January 25, 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 February 15, 1989

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 northern side of Brookwood Court, near the City of Greenville, in the County of Greenville, State of South Carolina, and known and designated as Lot 68, Section II, of a subdivision known as Brookwood Forest, plat of which is recorded in the RMC Office for Greenville County in Plat Book BBB, at Page 101 and according to said plat, has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Brookwood Court, at the joint front corner of Lots 64 and 68, and running thence with the joint line of said lots, N. 26-18 W., 120 feet to an iron pin; running thence N. 31-25 E., 184.6 feet to an iron pin on the bank of a creek; running thence with the creek as the line, a traverse line, S. 32-19 E., 98.1 feet; thence continuing with said traverse line, S. 74-02 E., 179.3 feet to an iron pin at the joint corner of Lots 67 and 68; running thence with the joint line of said lots, S. 60-45 W., 217.8 feet to an iron pin on the northern side of Brookwood Court; running thence with said Court, which line is curved, the chord of which is N. 59-40 W., 60 feet to an iron pin, point of beginning.

This is the identical property conveyed to the Grantors herein by deed of Ruby M. Eskew, recorded in the RMC Office for Greenville County on September 9, 1977, in Deed Book 1064, at page 545.

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 the same property conveyed by deed of James R. Skelton and Alice W. Skelton to Howell D. Head, dated June 28, 1978, recorded June 28, 1978, in Volume 1082, at Page 96, in the RMC Office for Greenville County.

which has the address of 3 Brookwood Ct., Taylors, S.C. 29687 (Street) (City) (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 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.

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