



MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 9747.34

THIS MORTGAGE is made this 1st day of March 1984, between the Mortgagor, Hugh Nelson and Patsy M. Brock (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 Thirteen Thousand Seven Hundred Twenty Seven Dollars and 40/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 1, 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 1, 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 lot of land in the county of Greenville, state of South Carolina, known and designated as Lot No. 2 as shown on plat of Staunton Court, recorded in plat book PPP page 41 of the RMC Office for Greenville County, S.C., said lot having a frontage of 125 feet on the southwest side of Staunton Court, a parallel depth of 115 feet, and a rear width of 125 feet.

This lot was conveyed to grantor by W.N. Leslie, Inc. by deed recorded March 28, 1967 in deed Vol. 816 page 408 of the RMC Office for Greenville County, S.C., and is conveyed subject to restrictions applicable to said subdivision recorded in deed Vol. 807 page 602 at the RMC Office for Greenville County, S.C. and to any recorded easements or rights of way.

This is that same property conveyed by deed of Walter B. Meaders to Hugh Nelson Brock, dated 7-5-67, recorded 7-7-67, in volume 823 at page 121 of the RMC Office for Greenville County, S.C.

which has the address of A. Staunton Court Greenville, S.C. 29611 (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 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.

0930

4328-112