

MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 8559.44

THIS MORTGAGE is made this 27th day of February 1984, between the Mortgagor, David L. Wilson and Alene L. Wilson (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 Sixteen Thousand Three Hundred Eighty-seven and 20/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 27, 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 March 10, 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 lot of land in Greenville County, State of South Carolina, being shown as Lot 116 on the eastern side of Great Glen Road on plat entitled Del Norte Estates, recorded in Plat Book WWW at page 33 in the RMC Office for Greenville County and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the eastern side of Great Glen Road at the joint front corner of Lots 116 and 117 and running thence with the line of Lot 117 S. 71-59 E. 123.4 feet to an iron pin in the line of Lot 118; thence with the line of Lot 118 S. 18-03 W. 60.5 feet to an iron pin at the rear corner of Lot 114; thence with the line of Lot 114 S. 19-11 W. 67.5 feet to an iron pin at the corner of Lot 115; thence with the line of Lot 115 N. 72-54 W. 124.9 feet to an iron pin on the eastern side of Great Glen Road; thence with the eastern side of said road N. 19-17 E. 130 feet to the beginning corner.

THIS property is conveyed subject to restrictions recorded in Deed Book 858, Page 451 and also subject to 10 foot drainage easement as shown on recorded plat and all other easements of record and on the grounds which affect said property plus any zoning ordinances.

THIS is that same property conveyed by deed of Alfred N. Bell and Carol G. Bell to David Lee Wilson and Alene L. Wilson, dated February 1, 1978, recorded February 1, 1978, in volume 1072 at page 915 of the RMC Office for Greenville County, SC.

which has the address of 6 Great Glen Road, Greenville, SC 29615 (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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