

MORTGAGE

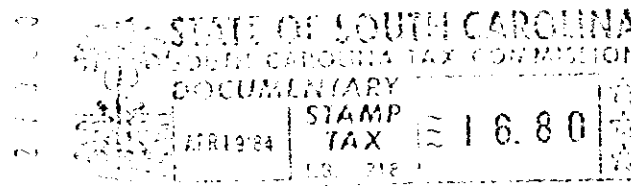
THIS MORTGAGE is made this 19th day of April 1984, between the Mortgagor, Marcia Beth Ball (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL BANK, FSB a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Two Thousand and no/100 (\$42,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 19, 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 May 1, 2014

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 unit, situate, lying and being on the Northern side of Village Court, in the City of Greer, County of Greenville, State of South Carolina, being known and designated as Unit 1-A of The Village Townhouses, No. 1, Horizontal Property Regime, as is more fully described in Master Deed dated April 19, 1984, and recorded in the RMC Office for Greenville County, S.C., in Deed Book 1210, at Page 801, on April 19, 1984, and further shown on survey and plot plan entitled "Village Greer", dated July 30, 1980, prepared by R. B. Bruce, RLS, and recorded in the RMC Office for Greenville County, S.C., in Plat Book 7-X at Page 39.

This is the same property conveyed unto the Mortgagor herein by deed of Williams Street Development Corporation, a South Carolina corporation, dated April 19, 1984, and recorded on the 19 day of April, 1984, in Deed Book 1210 at Page 841, records of the RMC Office for Greenville County, South Carolina.



which has the address of 101-A Village Court, Greer, S. C., 29651 (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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