

MORTGAGE

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THIS MORTGAGE is made this 27th day of April 19. 84, between the Mortgagor, Larry W. Watkins and Cynthia R. Watkins (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").

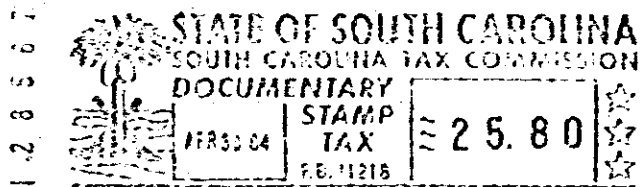
WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty-four Thousand Five Hundred and no/100 (\$64,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 27, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 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 lot of land situate, lying, and being in the State of South Carolina, County of Greenville, being shown and designated as Lot No. 63 on plat of NORTHWOOD, Section 2, recorded in the RMC Office for Greenville County in Plat Book 9-F at Page 79, and having, according to a more recent survey prepared by K. T. Gould, Inc., dated April 16, 1984, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the right-of-way of Bendingwood Circle at the joint front corner of Lots No. 63 and 62 and running thence N. 67-28 E. 149.42 feet to an iron pin; thence S. 15-43 E. 60 feet to an iron pin; thence S. 43-19 W. 139.42 feet to an iron pin on the right-of-way for Bendingwood Circle; thence along said right-of-way, N. 48-06 W. 22.7 feet, N. 31-37 W. 59 feet, and N. 16-5 W. 38.2 feet to the point of beginning.

This being the same property conveyed to mortgagors by deed of Balentine Brothers Builders, Inc., dated April 16, 1984, recorded simultaneously herewith.



which has the address of 121 Bendingwood Circle taylor (City) SC 29687 (State and Zip Code) (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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