



MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 6002.44

THIS MORTGAGE is made this 12 day of April 1984 between the Mortgagor, Jackson R. Corpening and Jinniy J. Corpening (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 Eight Thousand Four Hundred Nineteen Dollars and 80/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 12, 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 April 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 those pieces, parcels, or tracts of land, situate, lying and being in the County of Greenville, State of South Carolina, and being known and designated as Tracts 19 and 20, Bateswood Subdivision, according to a plat prepared of said Subdivision by Carolina Surveying Company, May 22, 1978, and which said plat is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 6-H, at Page 69, and according to said plat having the following courses and distances, to-wit:

BEGINNING at a point on the edge of Bateswood Drive, joint corner with Lot 18 and running thence with the common line with said Lot, S. 59-05 W. 517.6 feet to a point; thence, N. 42-21 W. 509.2 feet to an old iron pin; thence, N. 15-11 E. 230.3 feet to a point on the edge of Circle Road; thence running with the edge of said Road, N. 64-15 E. 175 feet to a point on the edge of said Road, joint corner with Lot 21; thence running with the common line with Lot 21, S. 31-02 E. 455.2 feet to a point; thence continuing with the common line with Lot 21, N. 58-42 E. 278 feet to a point on the edge of Bateswood Drive; thence running with the edge of said Drive, S. 30-34 E. 190 feet to a point on the edge of said Drive, the point of beginning.

The within property is conveyed subject to all easements, rights of way, restrictive covenants and zoning ordinances, recorded or unrecorded.

The within property is a portion of the property conveyed to the Grantor herein by deed of Jesse C. Belcher, Jr., et al, dated April 24, 1978, and which said deed was recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1077, at Page 677. The within conveyance is made by the Grantor pursuant to the terms of that certain trust agreement recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1077, at Page 552.

(Completed on other side...)

which has the address of Rt 5 Bateswoods Drive Greer South Carolina 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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