

MORTGAGE

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THIS MORTGAGE is made this 8th day of May 1984, between the Mortgagor, Frank M. DuPree and Gay F. DuPree (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").

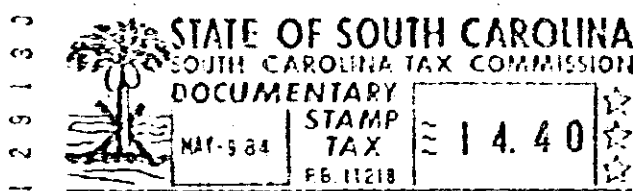
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-six Thousand and No/100ths Dollars, which indebtedness is evidenced by Borrower's note dated May 8, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 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 on the western side of Pimlico Road in the County of Greenville, State of South Carolina shown and designated as Lot 471 on a plat entitled Section "D", Gower Estates by R. K. Campbell and Webb Surveying and Mapping Co. recorded in the RMC Office for Greenville County, S.C. in Plat Book RR, Pages 192 and 193 and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the western side of Pimlico Road at the joint front corner of Lots 471 and 472 and running thence with the western side of said road, S. 27-05 W. 82 feet to an iron pin; thence S. 28-42 W. 28.5 feet to an iron pin at the joint front corner of Lots 470 and 471; thence with the common line of said lots, N. 63-50 W. 157.9 feet to an iron pin; thence N. 26-29 E. 100 feet to an iron pin at the joint rear corner of Lots 471 and 472; thence with the common line of said lots, S. 67-35 E. 160.5 feet to the point of beginning.

This is the same property conveyed to the mortgagors or borrowers herein by deed of Judd B. Farr, Sr. dated May 8, 1984 and recorded herewith in the RMC Office for Greenville County, S. C.



which has the address of 521 Pimlico Road Greenville S.C. 29607 (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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