

MORTGAGE

THIS MORTGAGE is made this 31st day of May 1984, between the Mortgagor, Mary T. Tisdall (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").

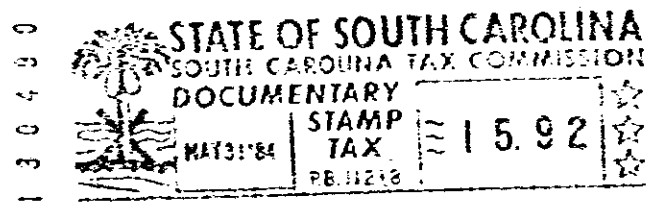
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Nine Thousand Eight Hundred and no/100 (\$39,800.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 31, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of 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 in the County of Greenville, State of South Carolina, and being shown and designated as Lot No. 15 of Meadowbrook Farms on a plat drawn by Freeland and Associates, May, 30, 1984, entitled "Meadowbrook Farms, Lot 15, Property of Mary T. Tisdall", said plat being recorded in the RMC Office for Greenville County, S.C., in Plat Book 10-R, at page 33, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the Easterly side of the right of way of Loraine Drive, at an iron pin at the joint front corner of Lots Nos. 14 and 15, and running N.77-42E., 175.0 feet to an iron pin; thence turning and running S.12-18E., 100.0 feet to an iron pin; thence turning and running with the line of Lot No. 16, S.77-42W., 175.0 feet to an iron pin on the Easterly side of the right of way of Loraine Drive, at the joint front corner of Lots Nos. 15 and 16; thence turning and running with the Easterly side of the right of way of Loraine Drive, N.12-18W., 100.0 feet to an iron pin, the point of beginning.

This being the same property conveyed to the mortgagor herein by deed of Hugh F. Bridgers and Wanda A. Bridgers to be recorded herewith.



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which has the address of 422 Loraine Drive Travelers Rest, S.C. (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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