

MORTGAGE

VOL 1665 PAGE 685

R.M.C. OFFICE

THIS MORTGAGE is made this 31st day of May 1984, between the Mortgagor, Edward W. Betterley and Lynn P. Betterley (herein "Borrower"), and the Mortgagee, American Federal Bank, FSB, a corporation organized and existing under the laws of the United States, whose address is 101 East Washington Street, Greenville, South Carolina 29601 (herein "Lender").

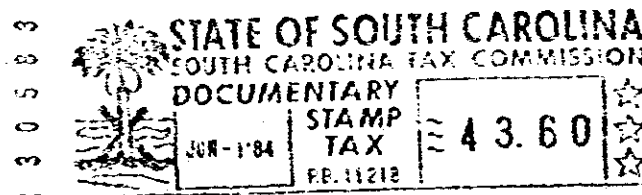
WHEREAS, Borrower is indebted to Lender in the principal sum of One hundred nine thousand and no/100 (\$109,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 31, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, 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 lot of land situate on the southern side of Plantation Drive being shown as Lot No. 99 on a plat of Holly Tree Plantation, Phase III, Section I, Sheet 2 dated September 1, 1978 prepared by Piedmont Engineers, Architects and Planners, recorded in Plat Book 6-H at Page 75 in the RMC Office for Greenville County and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Plantation Drive at the joint front corner of Lot 98 and Lot 99 and running thence with Plantation Drive N. 86-54 E., 132.8 feet to an iron pin; thence S. 46-13 E., 34.17 feet to an iron pin on the western side of Briarwood Drive; thence with said drive, S. 0-40 W., 90 feet to an iron pin; thence S. 86-51 W., 148.5 feet to an iron pin; thence N. 4-00 W., 115 feet to the point of BEGINNING.

The above described property is the same as acquired by the grantors by deed from Franklin Enterprises, Inc. recorded November 29, 1979 in the RMC office for Greenville County, South Carolina in Deed book 1116 at page 557 and is hereby conveyed subject to rights of way, easements, conditions, public roads and restrictive covenants affecting said property.



which has the address of 1104 Plantation Drive, Simpsonville, South Carolina 29681

(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.

400-9 31801

101

1328-112