

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

MORTGAGE

VOL 1665 PAGE 842

THIS MORTGAGE is made this 1ST day of JUNE, 1984, between the Mortgagors, ROBERT GEORGE TRUSCOTT and JEAN MADELINE TRUSCOTT (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").

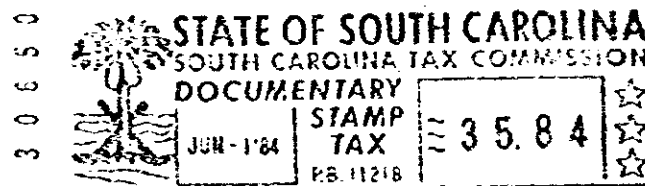
WHEREAS, Borrower is indebted to Lender in the principal sum of EIGHTY-NINE THOUSAND, SIX HUNDRED & 00/100 (\$89,600.00) Dollars, which indebtedness is evidenced by Borrower's note dated JUNE 1, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the 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 piece, parcel, or lot of land, with improvements thereon situate, lying, and being on the Western side of Boxthorne Court, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 57, on Plat of Dove Tree, Sheet No. 1 of 3, prepared by Piedmont Engineers and Architects, dated September 18, 1972, and revised March 29, 1973, and recorded in the RMC Office for Greenville Conty, S. C., in Plat Book 4-X, at Pages 21, 22, and 23, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Western side of Boxthorne Court, at the joint front corner of Lots Nos. 57 and 58, and running thence with the line of Lot No. 58, S. 84-34 W., 166.8 feet to an iron pin at the joint rear corner of Lots Nos. 57 and 58; thence with the rear line of Lot No. 57, N. 22-06 W., 110.0 feet to an iron pin at the joint rear corner of Lots Nos. 56 & 57; thence with the line of Lot No. 56, N. 71-21 E., 152.6 feet to an iron pin on the Western side of Boxthorne Court at the joint front corner of Lots Nos. 56 & 57; thence with the Western side of Boxthorne Court, the following courses and distances: S. 51-42 E., 29.5 feet to an iron pin; S. 20-11 E., 86.9 feet to an iron pin; S. 15-33 E., 37.0 feet to the POINT OF BEGINNING.

This is the identical property conveyed to the Mortgagors herein, Robert George Truscott and Jean Madeline Truscott, by Deed of Robert Charles Poss and Cheryl DeWitt Poss, dated of even date herewith, June 1, 1984, and recorded on June 1, 1984, in the RMC Office for Greenville County, S. C., in Deed Book 1214, at Page 96, at 12:54 o'clock, P.m.



which has the address of 9 Boxthorne Court, Greenville,
[Street] [City]
South Carolina 29615. (herein "Property Address");
[State and Zip Code]

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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