



MORTGAGE

Documentary Stamps are figured on the amount financed. \$ 20,012.04

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THIS MORTGAGE is made this 23rd day of April 1984 between the Mortgagor, Larry Hughes and Linda W. Hughes (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 Six Hundred Thirty six & 00/100's Dollars, which indebtedness is evidenced by Borrower's note dated 4/23/84 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 1994.

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 lying and being in the City of Travelers Rest, Greenville County, South Carolina, consisting of 2.4 acres, more or less, as shown on a plat thereof made by Carolina Surveying Company dated November 18, 1980 and entitled "Property of Larry Hughes and Linda W. Hughes", said plat being of record in Plat Book 8-F at Page 70 in the R.M.C. Office for Greenville County, South Carolina, and having, according to said plat the following metes and bounds:

BEGINNING at a point at the northwest corner thereof at a point in the center of a watermain right-of-way and running thence along the center of said right-of-way S.61-12 E. 251.9 feet to a point; thence N. 42-15 E. 80 feet to a point; thence N. 6-53 E. 40.7 feet to a point; thence S. 28-29 E. 104.8 feet to a point; thence S. 38-38 E. 76 feet to a point on branch; thence S. 19-16 W. 113.1 feet to a point on said branch; thence S. 25-30 W. 72 feet to a point on said branch; thence S. 5-41 W. 62.6 feet to a point on said branch; thence S. 76-12 W. 237 feet to a point; thence N. 9-17 W. 467.4 feet to a point of beginning.

This is a portion of the property conveyed to Larry Hughes and Linda Hughes by deed of Hoyt L. Walters, dated Nov. 18, 1980, recorded Nov. 20, 1980 in the R.M.C. Office for Greenville County in Deed Book 1137 at Page 630

CORRECTION OF DEED: Recorded December 8, 1980 and dated December 11, 1980 In deed Volume 1138 at Page 792.

which has the address of 13 Phillips Lane Travelers Rest, S.C. (Street) (City) (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 seized 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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