

FILED
GREENVILLE, S.C.
JUN 15 4 30 PM '84

MORTGAGE

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THIS MORTGAGE was made this 15th day of June 1984, between the Mortgagor, Donnie Ray Sorenson and Marsha K. Sorenson (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 Seventy Thousand and 00/100 (\$70,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 15, 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 July 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 tract of land, with all improvements thereon, lying and being in the County of Greenville, State of South Carolina, and being more particularly shown as Lots 52, 53, 54, 55, 56, 57, 58 and 59 of Enoree Heights on a Plat recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book QQ at Page 55, said lots also being shown as consolidated into 4.22 acres on a Plat entitled "Property of Donnie Ray Sorenson and Marcia K. Sorenson" dated March 5, 1984, and recorded in Plat Book 10-I at Page 33 on March 8, 1984, and according to said plat, has the following metes and bounds, to-wit:

BEGINNING at an iron pin located on the northern side of intersection of Blue Ridge Drive and Caroldean Circle and running thence with Blue Ridge Drive S. 71-05 W. 147.0 feet to an iron pin; thence S. 81-30 W. 42.0 feet to an iron pin; thence S. 81-30 W. 41.84 feet to an iron pin; thence S. 82-28 W. 130 feet to an iron pin; thence S. 82-40 W. 109.28 feet to an iron pin; thence S. 82-40 W. 116.18 feet to an iron pin; thence turning and leaving said Blue Ridge Drive and following the joint property line of property of Brashier N. 6-31 W. 177.02 feet to an iron pin; thence N. 2-19 E. 27.92 feet to an iron pin; thence N. 2-05 E. 179.38 feet to an iron pin located on the southern right-of-way of Caroldean Circle; thence following the southern right-of-way of Caroldean Circle S. 88-16 E. 110.47 feet; S. 88-16 E. 50.40 feet; thence N. 89-34 E. 100 feet; thence N. 87-24 E. 52 feet; thence S. 80-03 E. 70.23 feet; thence S. 67-32 E. 53 feet; thence S. 58-08 E. 82-80 feet; thence S. 48-45 E. 25 feet; thence S. 35-51 E. 78.59 feet; thence S. 26-27 E. 30.90 feet; thence S. 21-27 E. 59.60 feet; thence S. 22-28 W. 38.50 feet to the point of BEGINNING.

THIS conveyance is subject to any and all easements, rights-of-way, restrictions, setback lines, and zoning ordinances, if any, appearing on the property and/or of record.

THIS being the same property conveyed to the Mortgagors herein by deed of T. Walter Brashier dated December 29, 1981, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1160 at Page 417 on January 4, 1982.

which has the address of Blue Ridge Drive, Travelers Rest, South Carolina 29690 (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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