

Documentary Stamps are figured on the amount financed: \$ 12,559.04

MORTGAGE

THIS MORTGAGE is made this 16th day of May 19 84, between the Mortgagor, William and Patricia V. Rodgers (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 thirteen thousand three hundred twenty and 32/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 16, 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 October 18, 1984.

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, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, Chick Springs Township, on the western side of Wintergreen Lane, being known and designated as Lot No. 57 on a plat of portion of Section II Brookwood Forest by Webb Surveying and Mapping Company dated November, 1964 and recorded in The RMC Office for Greenville County in Plat Book BBB, Page 80, and being more particularly described as follows:

BEGINNING at an iron pin on the western side of Wintergreen Lane, joint front corner of Lots 57 and 58, and running thence with the joint line of said lots N.80-38 W. 151.4 feet to an iron pin on Rutherford Road, joint rear corner of said lots; thence with said road, S. 14-43 W. 80 feet to an iron pin, joint rear corner of Lots 56 and 57; thence with the joint line of said lots, S. 61-33 E. 150.6 feet to an iron pin on Wintergreen Lane, joint front corner of said lots; thence with said lane, N. 16-41 E. 130 feet to an iron pin, point of beginning; being a portion of the property conveyed to the granting corporation by deed dated July 25, 1962 and recorded in the RMC Office for Greenville County in Deed Volume 704 at Page 533.

This is that same property conveyed by deed of Mauldin Construction Company to William Rodgers and Patricia V. Rodgers dated February 3, 1966 and recorded February 7, 1966 in Deed Volume 791 at Page 326 in the RMC Office for Greenville County, SC.

which has the address of 19 Wintergreen Lane, Taylors, SC 29687 (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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