

MORTGAGE

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THIS MORTGAGE is made this 30th day of May 1984, between the Mortgagor, James Terry Laws and Lynn W. Laws (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL BANK, PSB (herein "Lender"), a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA.

and WHEREAS Borrower is indebted to Lender in the principal sum of One Hundred Ten Thousand Dollars, which indebtedness is evidenced by Borrower's note dated May, 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.

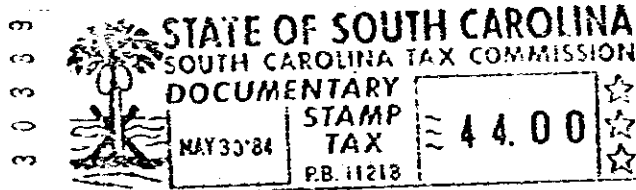
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 certain piece, parcel or lot of land situate, lying and being on South Warwick Road in Greenville County, South Carolina, being shown and designated as Lot No. 45 on plat of STRATFORD FOREST, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book KK at Page 89, and being further shown on plat of Property of James Terry Laws and Lynn W. Laws dated May 22, 1984, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 10-R at Page 17, and having according thereto the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of South Warwick Drive at the joint front corner of Lots 44 and 45 and running thence with the common line of Lot 44, N. 11-37 W., 305.10 feet to an iron pin at the joint rear corner of Lots 44, 45, 61 and 62; running thence with the common line of Lot 61, N. 72-40 E., 187.0 feet to an iron pin at the joint corner of Lots 45, 46, 60 and 61; running thence with the common line of Lot 46, S. 10-29 E., 316.0 feet to an iron pin on the northerly side of South Warwick Drive; running thence with the northerly side of said road S. 75-31 W., 80.0 feet to an iron pin; thence still with the northerly side of South Warwick Road, S. 77-21 W., 100.0 feet to the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of Carl D. Blyth, Sr. to be recorded herewith.

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which has the address of 46 South Warwick Road Greenville, South Carolina 29609. (herein "Property Address"); (Street) (City) (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.