

MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 12,058.84

THIS MORTGAGE is made this 27th day of June 1984, between the Mortgagor, Mohammed H. Yasine and Jacqueline J. Yasine (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 Twelve Thousand Fifty Eight and 84/100 (\$12,058.84) Dollars, which indebtedness is evidenced by Borrower's note dated June 27, 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 10, 1990

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, situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lots 9 and 10 on plat of Mayfield Development, prepared by J. Q. Bruce, November 4, 1952 and recorded in the RMC Office for Greenville County in Plat Book CC at Page 199 and being more particularly described in accordance with said plat, to-wit:

BEGINNING at a point in the edge of Mayfield Road, said point being joint front corner of Lots 10 and 11, running thence along joint line of Lots 10 and 11 S. 68-55 W. 200 feet to a point, said point being joint rear corner of Lots 10, 11, and 27; thence along joint rear line of Lots 10 and 26 N. 21-05 W. 140 feet to a point, said point being the joint rear corner of Lots 8, 9, and 25; thence along joint property lines of Lots 8 and 9 N. 68-55 E. 200 feet to point in the edge of Mayfield Road; thence along edge of Mayfield Road S. 21-05 E. 140 feet to the point of beginning.

This is that same property conveyed by deed of Barry L. Hipps to MOHAMMED H. YASINE AND JACQUELINE J. YASINE dated December 18, 1979 and recorded December 19, 1979 in Deed Volume 1117 at Page 586 in the RMC Office for Greenville County, SC.

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which has the address of Lot 9 & 10 Mayfield Road Simpsonville (Street) (City) SC (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.

