



MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 25,061.53

THIS MORTGAGE is made this 9th day of July 19. 84, between the Mortgagor, William Dillard and Sara Sue J. Robinson (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 Twenty Five Thousand Sixty-One and 53/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 9, 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 20, 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 situate, lying and being in the State of South Carolina, County of Greenville, Grove Township, on the norhtwestern side of S. C. Road No. 50, ocntaining 4.55 acres, more or less, and having the following metes and bounds, according to a plat of "Property of R. A. Riddle", recorded in the RMC Office for Greenville County, in Plat Book ZZ at page 69:

BEGINNING at a nail in the center of S. C. Road No. 50 and running thence along said road, S. 33-15 W. 841.9 feet to a nail in said road; thence along a line of land of R. C. Collins N. 23-50 W. 561 feet to an old iron pin; thence along a line of land of R. C. collins, N. 74-31 E. 715 feet to a nail in the center of S. C. Road No. 50, the beginning corner, and being the same property conveyed to Frances Adams Eades by Earl C. Eades by a deed dated September 2, 1977, and recorded on September 9, 1977, in said RMC Office in Deed Book 1064 at Page 508.

This property is subject to existing easements, restrictions and rights of way upon or affecting said property.

The mailing address of William Dillard Robinson and Sara Sue J. Robinson is: Route 4, Box 40, Reedy Fork Road, Greenville, SC 29605.

This is the same property conveyed by deed of Frances Adams Eades to William Dillard and Sara Sue J. Robinson, dated December 9, 1977 and recorded December 9, 1977, in volume 1069 at page 933 of the RMC Office for Greenville County, South Carolina.

which has the address of Route 4, Reedy Fork Road Greenville, SC 29605 (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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