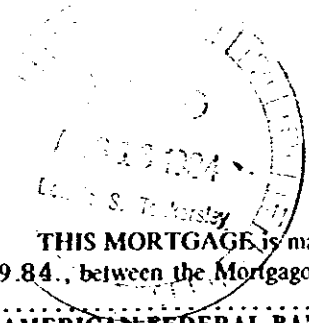


Documentary Stamps are figured on the amount financed \$ 20,085.03

MORTGAGE



THIS MORTGAGE is made this 27 day of July 1984, between the Mortgagor, Robert A. Wilson and Margaret M. Wilson (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 Thousand, eighty-five Dollars and 03/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 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 August 5, 1994

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 in the County of Greenville, State of South Carolina, situate, lying and being on the western side of Badger Drive and being known and designated as Lot No. 36 of Groveland Dell Subdivision, plat of which is recorded in the RMC office for Greenville County in Plat Book BBB at page 73, reference to said plat hereby pleaded, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Badger Drive (said pin being located 200 feet, more or less, westerly from the intersection of Badger Drive and Tumbleweed Terrace) and running thence along the line of Lot No. 37, S. 41-04 W. 170 feet to an old iron pin; thence along the line of Lot No. 26, N. 50-50 W. 82 feet to an old iron pin; thence along the line of Lot 27, N. 48-31 W. 103 feet to an iron pin; thence along line of Lot 35, N. 65-14 E. 222 feet to an iron pin on Badger Drive; thence along the curve of the western side of Badger Drive; the chord of which is S. 19-16 E. 50 feet to an iron pin; thence continuing along the western side of the curve of Badger Drive, the chord of which is S. 42-01 E. 50 feet to the point of beginning.

This conveyance is subject to all restrictions, easements, rights-of-way, roadways and zoning ordinances of record, on the recorded plats or on the premises.

This is that same property conveyed to Grantor by deed of Luther W. and LaVerne S. Royal, recorded in the RMC Office for Greenville County in Deed Book 1060, at page 979.

This is that same property conveyed by deed of Moody P. Wilson to Robert A. Wilson and Margaret M. Wilson, dated March 24, 1981, recorded March 25, 1981, in Volume 1144, at Page 968 in the RMC Office for Greenville County.

which has the address of Rt. 3, Badger Dr., Taylors, S.C. 29687 (Street) (City) (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 seized 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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BBB

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