



# MORTGAGE

THIS MORTGAGE is made this 6th day of August 1984 between the Mortgagor, Ronnie E. Dickert (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 Eight Thousand Seven Hundred Ninty & 72/100's Dollars, which indebtedness is evidenced by Borrower's note dated 8/6/84 (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 15, 1992

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 Lot No. 4 on Glenhaven Court in Barbrey Heights Subdivision of record in the Office of the RMC for Greenville County in Plat Book QQ, Page 184 and having, according to said plat, the following metes and bounds, to wit:

Beginning at an iron pin on the southern side of Glenhaven Court at the joint front corner of Lots 3 and 4, running thence S. 19-55 E. 197.3 feet to the joint rear corner of Lots 3 and 4; running thence through a drainage easement, S. 86-43 W. 83.5 feet to a point at the joint rear corner of Lots 4 and 5; running thence N. 19-55 W. 173.4 feet to an iron pin on Glenhaven Court at the joint front corner of Lots 4 and 5; running thence along Glenhaven Court, N. 70-05 E. 80 feet to the point of beginning.

This is the same property conveyed to the grantor by William H. Hensley and Carolyn L. Hensley dated November 24, 1971 and recorded in Book 930 at page 531 in the R.M.C Office for Greenville County, South Carolina.

which has the address of Rt. 1 Glenhaven Court Greenville South Carolina (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 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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REC-1578-644

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