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# MORTGAGE

Recorded on \_\_\_\_\_  
the amount of \$ 56,000.00

THIS MORTGAGE is made this 24th day of August 1984, between the Mortgagor, Harold F. and Dorothy Hunt (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 Fifty Thousand, Seventy Nine dollars and 03/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 24, 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 September 1, 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 certain piece, parcel or lot of land in Greenville County, S. C., on the northeast side of Osceola Drive, in the City of Greenville being shown as Lot #4 on a plat of GREEBRIAR, recorded in Plat Book EE, at Page 87, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at a iron pin on the northeast side of Osceola Drive, 175.2 feet southeast from West Paris Road, at the corner of Lot #3, and running thence with the line of said lot N 61-00 E 164.6 feet to an iron pin; thence S 27-42 E 90 feet to an iron pin; thence S 61-00 W 162.5 feet to an iron pin on Osceola Drive; thence with the northeast side of said drive N 29-00 W 90 feet to the point of beginning.

This is that same property conveyed by deed of Gertrude R. Holmes and Harriette B. Holmes to Harold F. Hunt dated October 9, 1973 and recorded October 9, 1973 in deed Volume 985 at Page 707 in the RMC Office for Greenville County, South Carolina.

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which has the address of 7 Osceola Drive 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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