

MORTGAGE

FILED GREENVILLE S.C.

MAY 23 3 05 PM '84
THIS MORTGAGE is made this 18th day of May 1984, between the Mortgagor, Leslie C. Meyer and Debra W. Rudes, AMERICAN FEDERAL BANK, F.S.B., 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").

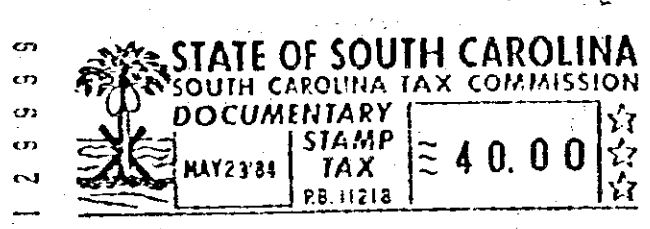
WHEREAS Borrower is indebted to Lender in the principal sum of One Hundred Thousand (\$100,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 18, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 2014

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 lying and being in the County of Greenville, State of South Carolina and being shown as Lot 94, Section II of Chanticleer on a survey prepared by R.K. Campbell, dated August 30, 1965 and recorded in the RMC Office for Greenville County in Plat Book JJJ page 71, and having according to said survey the following metes and bounds to wit:

BEGINNING at an iron pin on the southern side of LeConte Woods at the joint front corner of Lots 130 and 94 and running thence S. 37-16 E. 171 feet to an iron pin; thence turning and running along the joint lines of Lots 107 and 94, S. 85-39 E. 115.2 feet to an iron pin; thence turning and running along the joint lines of Lots 96 and 94, N. 9-20 E. 116.6 feet to an iron pin; thence turning and running along the joint line of Lots 95 and 94, N. 39-42 W. 145 feet to an iron pin on LeConte Woods, thence turning and running along LeConte Woods, S. 61-58 W. 84 feet to an iron pin; thence continuing along LeConte Woods, S. 59-42 W. 81 feet to the point of beginning.

THIS is the same property conveyed to the Mortgagors by deed from Charles A. Huneycutt and Delores S. Huneycutt by deed dated June 24, 1983 and recorded June 27, 1983 in the RMC Office for Greenville County in Deed Book 1191 page 221.



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which has the address of 5 Le Conte Woods Greenville, S.C. 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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