

MORTGAGE

THIS MORTGAGE is made this 25th day of October 1984, between the Mortgagor, Jack W. Hester and Shirley K. Hester (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 Forty-two Thousand Seven Hundred ~~Sixty-four and 40/100's~~ Dollars, which indebtedness is evidenced by Borrower's note dated October 25, 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 in 120 installments

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, with improvements thereon, lying, being and situate in the County of Greenville, Austin Township, State of South Carolina, being known and designated as Lot No. 8 of B.F. Reeves Subdivision in accordance with Plat made by H.S. Brockman dated September 14, 1958 and being more fully described in accordance with said plat, to-wit;

BEGINNING at an iron pin on the eastern side of Mayfield Road, joint front corner of Lots Nos. 7 and 8 and running thence along Lot No. 7 N. 69-10 E. 180 feet to iron pin; thence S. 20-50 E. 83 feet to iron pin; thence S. 69-10 W. 180 feet to iron pin on edge of Mayfield Road; thence along said Road N. 20-50 W. 83 feet to iron pin, being the point of BEGINNING.

This is the same property conveyed by deed of B.F. Reeves to Jack W. Hester, dated 12/3/60, recorded 12/12/60, in volume 664, at page 386 of the RMC Office for Greenville County, South Carolina.

which has the address of Mayfield Road Simpsonville (City) SC 29681 (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 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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