

GREFFY
JUL 1 1983
DONNIE R. MC

MORTGAGE

THIS MORTGAGE is made this 30th day of June 1983, between the Mortgagor, Robert H. Fike and Judith L. Fike (herein "Borrower"), and the Mortgagee, American Federal Bank, F.S.B., a corporation organized and existing under the laws of the State of South Carolina, whose address is 101 East Coffee Street, Greenville, S. C. (herein "Lender").

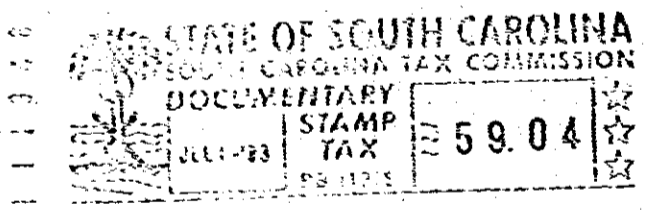
WHEREAS, Borrower is indebted to Lender in the principal sum of One Hundred Forty-Seven Thousand Six Hundred and 00/100 (147,600.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 30, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 2003;

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 the buildings and improvements thereon, lying and being on the northerly side of Chapman Road, near the City of Greenville, South Carolina, being known and designated as Lot No. 133 on plat of Chanticleer, Section 3, as recorded in the RMC Office for Greenville County, S. C. in Plat Book WWW at Page 23, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Chapman Road, said pin being the joint front corner of Lots 133 and 134, and running thence with the common line of said lots N. 10-41 E. 180.7 feet to an iron pin at the joint rear corner of Lots 133 and 134; thence S. 71-33 E. 40 feet to an iron pin; thence N. 68-28 E. 74.3 feet to an iron pin, the joint rear corner of Lots 132 and 133; thence with the common line of said lots S. 3-10 W. 211.4 feet to an iron pin on the northerly side of Chapman Road; thence with the northerly side of Chapman Road N. 82-03 W., 65 feet to an iron pin; thence continuing with said Road N. 80-52 W. 65 feet to an iron pin, the point of beginning.

This is the same property conveyed to Mortgagors herein by deed of Louise B. Caine, dated June 30, 1983, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1191 at page 538 on July 1, 1983.



which has the address of 189 Chapman Road 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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