

JUL 25 12 00 PM '83  
DONNIE S. JANNERSLEY  
R.H.C.

# MORTGAGE

89061317-523

THIS MORTGAGE is made this 19th day of July 1983, between the Mortgagor, Rawlin Eugene Hunter and Linda Long Hunter (herein "Borrower"), and the Mortgagee, 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").

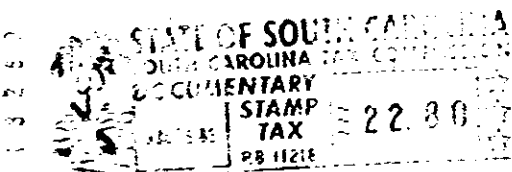
WHEREAS Borrower is indebted to Lender in the principal sum of Fifty-seven Thousand and 00/100 (\$57,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 19, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 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 piece, parcel or lot of land, situate, lying and being in Chick Springs Township, Greenville County, State of South Carolina, on the southeastern side of Longview Terrace as shown on plat entitled "Property of Rawlin E. & Linda L. Hunter" prepared by Tri-State Surveyors, dated July 14, 1983, and recorded in the RMC Office for Greenville County in Plat Book 9-V, at Page 72, and having according to said plat the following courses and distances, to-wit:

BEGINNING at an old iron pin on the southeastern side of Longview Terrace and running thence S. 40-35 E. 194.40 feet (through old iron pin at 97.1 feet) to an old iron pin; thence S. 47-52 W. 99.85 feet to an old iron pin; thence N. 40-40 W. 197.00 feet to a new iron pin; thence N. 49-21 E. 100 feet to the point of beginning.

This property was conveyed to the Mortgagors herein by Deed of Addie W. Long dated April 8th, 1971, and recorded in the RMC Office for Greenville County in Deed Book 912, at Page 330, on April 8th, 1971.



which has the address of Route 8, Box 176, Longview Terrace Greer South Carolina 29651 (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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