

JUL 28 11 06 AM '83 MORTGAGE

DONNIE S. WATSON  
R.M.C.

THIS MORTGAGE is made this 27th day of July, 1983 between the Mortgagor, JEFFREY S. HARE AND MARY E. HARE, (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 Twenty Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 27, 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, 1988 as a "balloon payment"

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 on the southeastern side of Radcliffe Way in Greenville County, South Carolina being shown and designated as Lot No. 44 on a plat of Asheton, Section II made by Piedmont Surveyors dated June 23, 1983, recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book 9-F, Page 99, reference to which is hereby craved for the metes and bounds thereof.

This is the same property conveyed to the Mortgagors herein by deed of Asheton, A South Carolina General Partnership recorded in the R.M.C. Office for Greenville County on the 25 day of July, 1983 in Deed Book 1193 at Page 196.

AMERICAN FEDERAL BANK, FSB  
GREENVILLE, SOUTH CAROLINA  
\$20,000.00

which has the address of Radcliffe Way Greenville, S.C. (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, covenants or restrictions listed in a schedule of exceptions to coverage in any title insurance policy naming Lender's interest in the Property.

1019906 5 0001 50661A01

1328 RV-21