

MORTGAGE

THIS MORTGAGE is made this 23rd day of September 1983, between the Mortgagor, EDWARD C. TAYLOR AND KATHARINE B. TAYLOR (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 Seventy-two Thousand and No/100 (\$72,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 23, 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 October 1, 2013

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 Eastern side of Marshall Court, in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 8 as shown on a plat entitled "Plat of Marshall Court", prepared by Piedmont Engineering Service, dated July 24, 1950, recorded in the R.M.C. Office for Greenville County in Plat Book T at page 261, and having, according to said plat and according to a more recent plat entitled "Property of Edward C. Taylor and Katharine B. Taylor", prepared by Freeland & Associates, dated September 19, 1983, the following metes and bounds:

BEGINNING at an iron pin on the Eastern side of Marshall Court at the joint front corner of Lots Nos. 8 and 9, and running thence with the line of Lot No. 9 N. 64-46 E. 180.8 feet to an iron pin; thence S. 25-46 E. 90.1 feet to an iron pin at the joint rear corner of Lots Nos. 7 and 8; thence with the line of Lot No. 7 S. 64-46 W. 181.9 feet to an iron pin on the Eastern side of Marshall Court; thence with the Eastern side of Marshall Court N. 25-14 W. 90 feet to the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of Dean M. Dobson, dated June 30, 1977, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1059 at page 805, on July 1, 1977, and re-recorded in said R.M.C. Office in Deed Book 1068 at page 374, on November 14, 1977.

Stamp: SOUTH CAROLINA, TAX 2860

which has the address of 8 Marshall Court Greenville, South Carolina 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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