

DEC 15 4 33 PM '83

JOURNAL OF JENSEN SLEY

THIS MORTGAGE is made this 8th day of December 19 83, between the Mortgagor, B. Robert Coker, Jr. and David C. Waldrep, II

(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 Thirty Thousand and No/100----- (\$30,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 8, 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 AS STATED IN NOTE,

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 situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 1 as shown on a plat of Glenn Grove Park, which plat is of record in the RMC Office for Greenville County in Plat Book F at Page 233 and having metes and bounds as shown on said recorded plat.

This being the same property acquired by the Mortgagors by deed of George E. Bomar recorded in the RMC Office for Greenville County in Deed Book 1193 at Page 842 on August 1, 1983.

This is a second mortgage junior in lien to that certain mortgage to George E. Bomar as recorded in the RMC Office for Greenville County in Mortgage Book 1618 at Page 763 on August 1, 1983.

AMERICAN FEDERAL BANK
101 EAST WASHINGTON STREET
GREENVILLE, SOUTH CAROLINA 29601
12.00

which has the address of 710 Laurens Road, Greenville (City) South Carolina (State and Zip Code) (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.