

FILED
GREENVILLE S.C.
JAN 5 1984
DONALD R.M.C.

MORTGAGE

THIS MORTGAGE is made this 4th day of January, 1984, between the Mortgagor, Horace W. Statton (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").

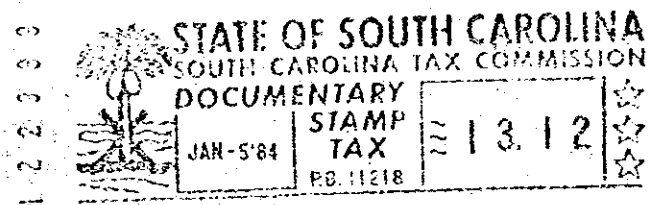
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Two Thousand Eight Hundred and No/100 (\$32,800.00) Dollars, which indebtedness is evidenced by Borrower's note dated January 4, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 2004;

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 in Greenville Township, Greenville County, South Carolina and in Ward One of the City of Greenville, and being known and designated as Lot No. 24 of a subdivision of the property of W. C. Cleveland, known as the Town Sheet property, as shown on plat made by Wm. D. Neeves in October, 1909 and recorded in the RMC Office for said County and State in Cleveland and Williams plat book and more particularly described as follows:

(Lot No. 24) BEGINNING at a point on Neal Street, joint front corner of lots 24 and 25, and running thence along said street N 76 W 62 feet to joint corner of lots 23 and 24; thence along line of Lot No. 23, S 14 W 160 feet to a ten foot alley; thence along said alley S 76 E 62 feet to joint corner on said alley of lots 24 and 25; thence along the line of Lot No. 25, N 14 E 160 feet to the beginning corner.

This being the same property conveyed to the Mortgagor herein by general warranty deeds of Nina Revis, Carol Tausres, Lucia B. Staton and Dan L. Beacham, recorded in the RMC Office for Greenville County on March 8, 1983 in Deed Book 1183 at Pages 985, 986, and 987.



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which has the address of 15 Neal Street, Greenville, S.C. 29601 (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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