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MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 5,510.27.

THIS MORTGAGE is made this 5th day of January 1984, between the Mortgagor, Nathaniel Wilson (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 Seven Thousand Nine Hundred Sixty-Nine & 20/100 (\$7,969.20) Dollars, which indebtedness is evidenced by Borrower's note dated January 5, 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 January 15, 1989;

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, State of South Carolina, in the City of Greenville, and fronting sixty-seven feet on S. Leach Street, with a depth of one hundred feet, more or less, together with the building thereon being the same land conveyed to Kizzie Lowndes by the Mountain City Land & Investment Co. on December 29, 1904, as recorded in the RMC Office for Greenville County in Vol. MMM at page 310, which record is cited for metes and bounds.

This is the same property conveyed to Nathaniel Wilson by deed from E. Godfrey Webster on August 16, 1933, and recorded in the RMC Office for Greenville County, S. C. on August 16, 1933 in Deed Volume 166, Page 498.

which has the address of 206 S. Leach Street Greenville, South Carolina, 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 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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