

MORTGAGE Documentary Stamps are figured on the amount financed: \$10,083.04.

THIS MORTGAGE is made this 30th day of November 1983, between the Mortgagor, Lula Blanch F. Bramlett, 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 Nineteen Thousand Two Hundred... Thirty Six Dollars and no cents Dollars, which indebtedness is evidenced by Borrower's note dated Nov. 30, 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 November 29, 1993

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. On the East side of Third Avenue in Section No. 3 of Judson Mills Village, made by Dalton & Neves, Engineers, in March, 1940, which plat is recorded in the R.M.C. Office for Greenville County, in Plat Book K, at page 42, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the East side of Third Avenue, joint front corner of Lots Nos. 24 and 25, which iron pin is 164 feet South of the Southeast corner of the intersection of Third Avenue and Fifth Street and running thence with the Line of Lot. No. 25, S. 83-49 E. 120 feet to an iron pin, joint rear corner of Lots Nos. 2 and 3; thence with rear line of Lot No. 3, S. 6-11 W. 80 feet to an iron pin, joint rear corner of Lots Nos. 23 and 24; thence with the line of Lot No. 23, N. 83-49 W. 120 feet to an iron pin on the East side of Third Avenue; thence with the East side of Third Avenue, N. 6-11 E. 80 feet to the beginning corner.

This deed is made subject to the reservations made by Judson Mills, its successors and assigns, and there is expected from this conveyance all water pipe lines, valves, fittings, hydrants, poles, wire, transformers, fittings, and other apparatus used in connection with, and forming a part of, the water and electric distribution systems of Section No. 3 of Judson Mills Village which may be located upon the lot herein conveyed, but granting and not reserving all house water lines. There is further reserved to the Judson Mills, its successors and assigns, the right and easement in perpetuity to go upon the land for the purpose of main tenance, operation and repair of the above mentioned water pipe and electric transmission lines as same are now located, to remove and relocate said lines, or construct other lines so that the lines as so relocated or constructed will run in, under or above any or all streets, and to operate and maintain the lines as so relocated or constructed.

It is understood and agreed that the conveyance of the above described lot is made subject to the following restrictions:

which has the address of 11 3rd Ave., Judson Greenville, S.C. 29611 (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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