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MORTGAGE

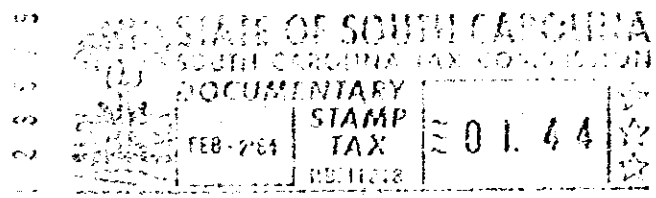
THIS MORTGAGE is made this 1st day of February 1984, between the Mortgagor, Don Timothy Rogers (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL BANK, FSB, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Three Thousand Five Hundred Nineteen and 12/100 (\$3,519.12) Dollars, which indebtedness is evidenced by Borrower's note dated Feb. 1, 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 Feb. 1, 1986

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 those certain pieces, parcels, or lots of land, lying and situate, in the County of Greenville, State of South Carolina, South of Piedmont, and on the West side of Hwy. No. 20, being better known and designated as Lots Nos. 47 and 48, of a Subdivision known as Monticello Estates, as shown on a Plat prepared by Woodard Engineers Company, dated March, 1956, of record in the R.M.C. Office for Greenville County, South Carolina, in Plat Book EE, at Page 169, having the metes and bounds, courses and distances as upon said plat appear. For a more accurate and detailed description as to the metes and bounds, courses and distances reference is invited to the heretofore referenced plat which is incorporated herein and made a part hereof.

These are the same pieces, parcels or lots of land conveyed unto the Mortgagor herein by deed of Don R. Rogers of even date to be recorded simultaneously herewith.



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which has the address of ... Route 2, West Monticello Road, Monticello Est., Piedmont, South Carolina 29673 (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.