

ATTN: COMMERCIAL LENDING DIVISION

MORTGAGE GREENVILLE, S.C.

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THIS MORTGAGE is made this 21st day of MARCH 1984, between the Mortgagor, CAROL R. MANN, (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").

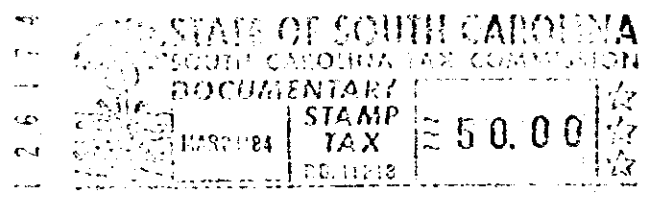
WHEREAS, Borrower is indebted to Lender in the principal sum of One Hundred Twenty-five Thousand and no/100's (\$125,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 21, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 21, 1984

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 on the north-easterly side of Forest Lane, in the City of Greenville, County of Greenville, State of South Carolina, being shown and designated as Lot No. 22 on plat of Meyers Park, Section 1, prepared by C. O. Riddle, Surveyor, dated September, 1976, recorded in the RMC Office for Greenville County in Plat Book 5P, Page 53, and revised plat dated November 10, 1976, recorded in the RMC Office for Greenville County in Plat Book 5-P at Page 56, and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Forest Lane on the joint front corner of Lots 22 and 23 and running thence with the line of Lot No. 23, N. 54-32 W. 170 feet to an iron pin at rear corner of the premises herein described and Knollwood Subdivision; thence along property known as Knollwood Subdivision, N. 35-31 E. 120 feet to an iron pin at the joint rear corner of Lots 21 and 22; thence with the line of Lot 21, S. 54-32 E. 169.87 feet to an iron pin on Forest Lane; thence with Forest Lane, S. 35-28 W. 120 feet to the point of beginning.

This being the same property conveyed to the Mortgagor by Deed of Richard M. Toohey on July 1, 1983, and recorded on said date in the RMC Office for Greenville County in Deed Book 1191, at Page 685.



which has the address of Lot 22, Forest Lane, Meyers Park, Greenville, S.C. 29605 (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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