

FILED  
GREENVILLE, S.C.  
MAR 22 9 37 AM '84

# MORTGAGE

THIS MORTGAGE is made this 20th day of March 1984, between the Mortgagee, Marion M. Hawkins and Bessie Thompson (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 Eleven thousand, five hundred, thirteen and 50/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 20, 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 April 5, 1994

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 lot of land isutate on the northeastern side of Maco Terrace in the County of Greenville, State of South Carolina, being shown as Lot 7 on a plat of a resubdivision of Central Realty Corporation property dated March 13, 1946, prepared by Pickell and Pickell and recorded in Plat Book P at Page 7 in the RMC Office for Greenville County and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northeastern side of Maco Terrace at the joint front corner of Lots 6 and 7 and running thence with Lot 7, N 54-03 E, 125 feet to an iron pin at the joint rear corner of Lots 6 and 7; thence S 36-05 E, 55 feet to an iron pin at the joint rear corner of Lots 7 and 8; thence with Lot 8, S 54-03 W, 125 feet to an iron pin on Maco Terrace; thence with Maco Terrace, N 36-05 W, 55 feet to the point of beginning.

DERIVATION: Deed of James R. Wilson, Jr. recorded March 1984 in Deed Book at Page in the Greenville County RMC Office.

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
MAR 22 1984  
STAMP TAX \$ 04.64

which has the address of 217 Maco Terrace, Greenville, SC 29607 (Street) (City)  
(herein "Property Address");  
(State and Zip Code)

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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