

FILED
GREENVILLE CO. S.C.

MORTGAGE

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THIS MORTGAGE is made this 23rd day of March, 1984, between the Mortgagee, WARREN P. WITTE AND EVELYN A. WITTE (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").

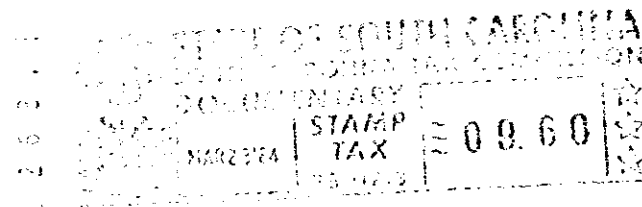
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Four Thousand and No./100 (\$24,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 23, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 2014.

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 tract of land lying and being situate in the County of Greenville, State of South Carolina being known and designated as Lot 16 on plat of Heritage Lake subdivision recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 6H at Page 16 and being further shown on a plat entitled "Property of Warren P. Witte and Evelyn A. Witte" dated March 7, 1984 and prepared by Carolina Surveying Co., R.B. Bruce, R.L.S. and having according to said plat the following metes and bounds, to-wit:

Beginning at an old iron pin along the western edge of Harness Trail 327.9 feet, more or less, north of the intersection of Harness Trail and Riddle Road, and running thence along the joint line of Lot 15 and Lot 16 N. 88-19-02 W., 190.0 feet to an old iron pin along property now or formerly of J.H. Pike; thence N. 1-40-58 E., 128.13 feet to an old iron pin joint rear corner of Lot 16 and Lot 17; thence along the line of Lot 17 S. 88-00-56 E., 190.0 feet to an old iron pin along the western edge of Harness Trail; thence running along the western edge of Harness S. 1-40-58 W., 127.13 feet to an old iron pin joint front corner of Lots 15 and 16, the point of beginning.

This being the same property conveyed to the mortgagors herein by deed of James Leary Builders, dated March 23, 1984 and to be recorded herewith.



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which has the address of 407 Harness Trail, Simpsonville, S.C. 29681 (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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