



MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 60,078.04

THIS MORTGAGE is made this 7th day of March 1984, between the Mortgagor, Herman N. Hipp Jr. and Scott T. Hipp (herein "Borrower"), and the Mortgagee, American Federal Bank, F.S.B., a corporation organized and existing under the laws of 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 Fifteen Thousand One Hundred Ninety One dollars 60/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 7, 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 March 20, 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 piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, known and designated as Lot No. 192 as shown on a plat entitled "Chanticleer, Section VI", prepared by Webb Surveying and Mapping Company, dated December, 1972, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book "4X" at page 59 and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Northern side of Chapman Road at the joint front corner of Lots No. 136 and 192 and running thence N. 22-42 E. 196.2 feet to an iron pin; thence N. 64-26 W. 30 feet to an iron pin; thence N. 64-20 W. 90 feet to an iron pin; thence S. 27-00 W. 201.9 feet to an iron pin on the right of way of Chapman Road; thence running along the right of way of Chapman Road S. 66-35 E. 135 feet to an iron pin, the point of beginning.

This is that same property conveyed by deed of Robert A. Whitehorne and Margaret K. Whitehorne to Herman N. Hipp, Jr. and Scott T. Hipp dated September 20, 1976 and recorded September 20, 1976 in deed Volume 1043 at Page 138 in the RMC Office for Greenville County, South Carolina.

which has the address of 181 Chapman Rd, Greenville (City) SC 29605 (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 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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