

MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 4556.64

THIS MORTGAGE is made this 2 day of March 1984, between the Mortgagor, William H. Barnett and Tirrell J. Barnett (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 Seven Thousand Six Hundred Fifteen and 68/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 2, 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, 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 that certain piece, parcel or lot of land, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina on the South side of Don Drive and being known and designated as Lot No. 67 as shown on Plat of Section A, Gower Estates made by Dalton and Neves, Engineers, January, 1960, and recorded in the RMC Office for Greenville County in Plat Book QQ, at Pages 146 and 147 and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Don Drive at the joint front corner of Lots Nos. 65 and 67 and running thence with the line of Lot No. 65, S. 19-51 E. 126.1 feet to an iron pin; thence S. 47-39 W. 133.1 feet to an iron pin at the joint rear corner of Lots Nos. 67 and 68; thence with the joint line of said Lots No. 67 and 68, N. 12-30 W. 180.2 feet to an iron pin on the South side of Don Drive; thence along the curve of Don Drive (The chord of which is N. 71-02 E.) 100 feet to the beginning corner.

Said property is conveyed subject ti easements, restrictions and rights of way of record.

This is the same property conveyed to the grantor herein by deed of Marshall C. Richards and Jean H. Richards by deed dated May 19, 1969, and recorded on May 19, 1969 in the Office of the RMC for Greenville County, S. C. in Deed Book 868 at Page 223.

Derivation: This is the same property conveyed by deed of Peter James Schneider to William H. and Tirrell S. Barnett, dated 3-31-77, recorded 3-31-77, in volume 1053 at page 776 of the RMC Office for Greenville County, SC.

which has the address of 506 Don Drive Greenville South Carolina 29607 (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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