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GREENVILLE S.C. MORTGAGE

APR 3 12 14 PM '84

THIS MORTGAGE is made this 2nd day of April 1984, between the Mortgagor, Carol P. Hallman (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 Sixty Three Thousand Five Hundred and no/100 (\$63,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 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 May 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 lot of land, with any and all improvements thereon, lying, being in situate on the eastern side of Selwyn Drive, in Greenville County, South Carolina, being shown and designated as Lot #23 on a Plat of Timberlake by Dalton and Neeves, Engineers, dated July, 1955, in recorded in Plat Book BB at Page 185 in the R.M.C. Office for Greenville County, and having according to said Plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Selwyn Drive, joint front corner of lot 24, and running thence along said lot north 84-16 east 192.4 feet to an iron pin, joint rear corner of lot 24; thence along lots 45 and 46 south 2-03 west 90.85 feet to an iron pin, joint rear corner of lot 22; thence along said lots south 84-16 west 180.1 feet to an iron pin on the eastern side of Selwyn Drive; thence along the eastern side of Selwyn Drive north 5-44 west 90 feet to an iron pin, the point beginning.

This conveyance is subject to all restrictions, set back lines, roadways, zoning ordinances, easements and rights-of-way, if any, affecting the above-described property.

This is the identical property conveyed to the mortgagor by Richard K. Toomey and Mary L. Toomey by deed recorded simultaneously herewith.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY
APR 03 1984
STAMP TAX \$25.00

which has the address of 6 Selwyn Drive Greenville

South Carolina 29615 (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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