



MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 10,942.40

THIS MORTGAGE is made this 2nd day of March 1984 between the Mortgagor, James E. Howard & Robbie R. James (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 fifteen thousand five hundred two and 80/100 Dollars, which indebtedness is evidenced by Borrower's note dated 3/2/84 (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 15, 1989.

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 containing one acre, situate, lying and being on the southwestern side of Chinguapin Road in the County of Greenville, State of South Carolina, being shown and designated on plat of John N. Page and Lillie Mae B. Page, dated June, 1981, prepared by Charles F. Webb, RLS, recorded in Plat Book 8-S at page 40, to-wit:

BEGINNING at a spike on the southwestern side of Chinguapin Road, which spike is 345 feet, more or less, from the intersection of said Road and Trammell Road and running thence along the southwestern side of Chinguapin Road, S. 40-14 E. 120 feet to a spike at the joint corner of property now or formerly belonging to Lister; thence along the common line of said property, S. 32-00 W. 379.5 feet to an iron pin; thence N. 40-14 W. 120 feet to a iron pin; thence N. 32-00 E. 379.5 feet to a spike, the point of beginning.

This is that same property conveyed by deed of Lillie Mae B. Page to Robby R. James and James E. Howard, dated September 25, 1981, recorded October 5, 1981, in Deed Volume 1156, at Page 209, in the R.M.C. Office for Greenville County, South Carolina.

which has the address of Rt. 1, Box 329E, Travelers Rest, SC 29690 (Street) (City) (State and Zip Code) (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.

