

**MORTGAGE** Documentary Stamps are figured on the amount financed: \$ 17,097.76

THIS MORTGAGE is made this 26th day of March 19 84, between the Mortgagor, Olin D. and Betty J. Wofford (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 Thirtytwo thousand eight hundred seventy-five and 20/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 26, 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 15, 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 certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, county of Greenville, being shown as Lot 17 of Springfield, plat of which is recorded in Plat Book XX, Page 111, and according to said plat, having the following metes and bounds, to-wit:

Beginning at an iron pin on the west side, of Benson Drive, joint front corner of lots 17 and 18 and running thence with the line of said lots, N. 67-45 W., 188 feet; thence S. 22-W., 125 feet; thence S. 67-45 E., 187.5 feet to a point on Benson Drive; thence with Benson Drive, N. 22-15 E., 125 feet to the point of beginning.

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

This is the same property conveyed by deed of James Lee Stephenson to Olin D. and Betty J. Wofford, dated 7-24-72, recorded 7-24-72, in volume 949 at page 584 of the RMC Office for Greenville County, SC.

which has the address of Rt. 1, Box 50, Benson Dr., Greenville, Travelers Rest, South Carolina (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 seized 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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