



MORTGAGE Documentary Stamps are figured on the amount financed: \$ 8,007.24

THIS MORTGAGE is made this 16th day of March 1984 between the Mortgagor, Maxie M. Hutchins and Ora S. Hutchins (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 Ten Thousand Five Hundred Forty-six and 56/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 16, 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, 1988

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 situate, lying and being on the western side of Finley Avenue in Chick Springs Township in the City of Greer, County of Greenville, State of South Carolina and being known and designated as the northern half of Lot 13 and all of Lots 14 and 15 as shown on a plat of the property of Nancy W. Finley made by H. S. Brockman, surveyor, dated June 17, 1947 and also being known and designated as the property of Maxie Miles Hutchins and Ora S. Hutchins on a plat made by Carolina Surveying Company dated May 21, 1982, to be recorded herewith, reference being had to said most recent plat for a more complete metes and bounds description.

This conveyance is made subject to any restrictions, easements, rights of way, zoning ordinances or other matters which may appear of public record or which an inspection or more recent survey of the premises would or should reveal.

This is that same property conveyed by deed of Newcastle Contractors, Inc. to Maxie Mills Hutchins and Ora S. Hutchins, dated June 3, 1982, recorded June 4, 1982, in Volume 1168 at Page 90 of the RMC Office for Greenville County, SC.

which has the address of 213 Finley Avenue, Greer, SC 29651 (Street) (City) (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.

