

MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 18,061.24

THIS MORTGAGE is made this 5th day of March 1984, between the Mortgagor, Bobby L. Coggins (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 Thirty-four Thousand Eight Hundred Six & 00/100's Dollars, which indebtedness is evidenced by Borrower's note dated March 5, 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, 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 piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina, and being shown as Lot. 17 on a plat of the property of C.W. Wood, recorded in the RMC Office for Greenville County in Plat Book UU, Page 80 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Eunice Drive at the joint front corner of Lots 16 & 17 and running thence with the common line of said lots S. 88-47 E. 174 feet, more or less, to a point in the center of a branch; thence up the center of said branch, as the line, the traverse of which is N. 30-26 W. 303.8 feet to a point in the center of said branch on the southerly side of Eunice Drive; thence with said Drive S. 18-51 W. 102.4 feet to an iron pin; thence continuing with said Drive S. 2-53 W. 160 feet to the point of beginning.

This is the same property conveyed by deed of Mamie T. Wood unto Bobby L. Coggins dated January 27, 1964, recorded January 27, 1964 in Volume 741 at page 76 of the RMC Office for Greenville County, South Carolina.

which has the address of 103 Eunice Drive Greenville S.C. 29611 (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.