



MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 6,006.44

THIS MORTGAGE is made this 22 day of March 1984, between the Mortgagor, Russell Lassiter Dunston and Jacqueline Waters Dunston (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, 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 Seven thousand four hundred forty five and 88/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 22, 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, 1987

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 lot of land in the State of South Carolina, County of Greenville, containing 2.61 acres according to a "Survey for Jackie Ross" prepared by James L Strickland, Surveyor, dated July, 1978 and recorded in the RMC Office for Greenville County S.C. in Plat Book 7 B, page 58, reference thereto being hereby craved for a particular description.

This is the identical property conveyed to Jaqueline Waters Dunston by deed of Hermone M Miller, formerly Hermine Waters dated April 2, 1984 and recorded in the RMC Office for Greenville County in Deed Book 1209 at page 680. Jaqueline Waters Dunston thereafter conveyed a one half interest in the subject property to Russell Lassiter Dunston by deed dated April 2, 1984 and recorded in the RMC Office for Greenville County in Deed Book 1209 at page 681.

which has the address of Rt 1 Box 280 Old Woodruff Road Simpsonville, S.C. 29681 (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.