



MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 11,008.44

THIS MORTGAGE is made this 27th day of March 1984, between the Mortgagor, Bobby J Jones and Mary E Jones

(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 Twenty one thousand one hundred forty and 40/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 27, 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 situate, lying, and being in the State of South Carolina, County of Greenville, in the city of Mauldin, being shown and designated as Lot No. 22 on a plat entitled "Rustic Estates" dated April 16, 1974, by Piedmont Engineers-Architects-Planners and recorded in the RMC Office for Greenville County in Plat 4-R at page 71 and having, according to a new plat prepared by Richard D. Wooten, Jr., RLS, dated April 21, 1980, recorded in said RMC Office in Plat Book 7-Z at page 35, such metes and bounds as are more fully shown thereon.

Subject to any and all restrictions, easements, covenants, and rights-of-way, if any affecting said property.

This being the same property conveyed to Harold T Griffin and Karin H. Griffin by deed of John W Oliver and Michele K Oliver dated and recorded April 25, 1982, in Book 1124 at page 627. Harold T Griffin conveyed his one-half interest in said property to Karin H Griffin by deed dated March 18, 1982, recorded in Book 1164 at page 197 on March 22, 1982.

This is the same property conveyed by deed of Karin H. Griffin unto Bobby J Jones and Mary E Jones, dated May 13, 1982 recorded May 13, 1982 in volume 1166 at page 815 of the RMC Office for Greenville County, Greenville, S.C.

which has the address of 113 Muscadine Lane, Mauldin, S.C. 29662 (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.

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