

MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 10,062.04

THIS MORTGAGE is made this 6th day of April 1984, between the Mortgagor, Max E. Hoover and Helen F. Hoover (herein "Borrower"), and the Mortgagee, American Federal Bank, F.S.B., 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 Nineteen Thousand Two Hundred Fifty Two dollars and 80/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 6, 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 the buildings and improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, City of Greenville, being known and designated as Lot No. 94 and the southern side of Lot No. 95 as shown on a plat of Langley Heights prepared by Dalton & Neves, dated June, 1937, and recorded in Plat Book N, at Pages 132 and 133, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeast side of Hawthorne Lane at the joint front corner of Lots 94 and 95 and running thence along the line of Lot No. 95, N. 39-51 E. 361.4 feet to a point in the center of Brushy Creek; thence S. 63-50 E. 65 feet to an iron pin in the center of Brushy Creek at the corner of Lot No. 94; thence with the line of Lot No. 94 S. 41-50 W. 375.6 feet to an iron pin on the northeastern side of Hawthorne Lane; thence along the northeastern side of Hawthorne Lane N. 51-41 W. 50 feet to the beginning corner.

ALSO the southern one-half of Lot No. 95 situated on the southeastern side of Hawthorne Lane being more particularly described as follows:

BEGINNING at an iron pin at the joint front corner of Lots No. 94 and 95 and running thence with Hawthorne Lane N. 61-30 W. 25 feet to a point; thence down the middle of Lot No. 95 approximately 358.9 1/2 feet to a creek; thence with said creek S. 63-50 N. 30 feet to the rear joint corner of Lots No. 94 and 95; thence S. 39-51 W. 361.4 feet to an iron pin at the joint corner of Lots No. 95 and 94, the point of beginning.

This is that same property conveyed by deed of Clyde E. Williams and Etoliah R. Williams to Helen F. Hoover and Max E. Hoover dated June 17, 1977 and recorded June 17, 1977 in deed Volume 1058 at Page 799 in the RMC Office for Greenville County, South Carolina.

Less and excluded from this mortgage is that certain portion Part Lot 94 having been sold to Janice H. Walker on July 22, 1977 an recorded July 25, 1977 in deed Book 1061 at Page 176 in the RMC Office for Greenville County, South Carolina.

which has the address of 110 Hawthorne Lane Greenville (Street) (City) SC 29605 (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 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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