

FILED
GREENVILLE, S.C.

MORTGAGE

MAY 9 9 37 AM '84

THIS MORTGAGE is made this 7th day of May, 1984, between the Mortgagor, Charles W. and Sue P. Hudson (herein "Borrower"), and the Mortgagee, American Federal Bank, F.S.B., a corporation organized and existing under the laws of South Carolina, whose address is 101 E. Washington St., Greenville, S.C. (herein "Lender").

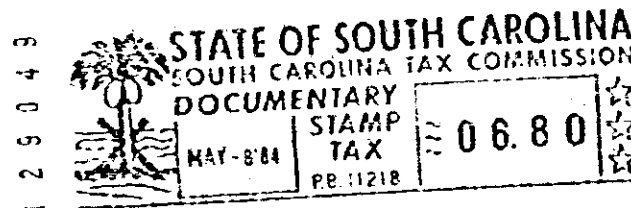
WHEREAS, Borrower is indebted to Lender in the principal sum of (\$17,000.00) Seventeen Thousand Dollars, which indebtedness is evidenced by Borrower's note dated May 7, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 15, 1992

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 Greenville Township, Greenville County, State of South Carolina, on the Western side of Florida Avenue, near the City of Greenville, being shown as lot No. 4 of Block M on plat of Highlands made by Dalton and Neves in March 1940, and recorded in Plat Book J at Page 193, RMC Office for Greenville County and described as follows:

BEGINNING at a stake on the western side of Florida Avenue 180 feet South from Sumter Street at corner of lot No. 3 and running thence with line of said lot S. 71-00 W. 200 feet to a stake at corner of lot No. 11 and running thence with line of said lot S. 22-10 E. 58 feet to a stake at corner of lot No. 5; thence with line of said lot N. 71-00 E. 200 feet to a stake on Florida Avenue; thence with the western side of Florida Avenue N. 22-10 W. 58 feet to the beginning corner.

This is the same property conveyed to the Borrower herein by deed of Zola McCarter recorded May 8, 1984 in Deed Book 1212 at Page 45.



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which has the address of... 304 S. Florida Avenue, Greenville, South Carolina (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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