



MORTGAGE

Documentary Stamp are figured on the amount financed: \$ 16,060.44

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THIS MORTGAGE is made this 13th day of March 1984 between the Mortgagee, Lewis L. Adams & Beverly R. Adams (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 one thousand one hundred thirty six & 40/100s Dollars, which indebtedness is evidenced by Borrower's note dated March 13, 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 10, 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, being shown as Lot, No. 12, Section A of Oak Hill, plat of which is recorded in Plat Book MM, Page 29, and according to said plat, having the following metes and bounds, to-wit:

Beginning at a point on the north side of Oak Hill Drive at joint corner of Lots Nos. 11 & 12 and running thence with the line of said lots N. 9-55 W. 142 feet; thence N. 70-13 W. 55.7 feet; thence S. 1-21 W. 167.1 feet to a point on Oak Hill Drive; thence with Oak Hill Drive S. 88-04 E. 41 feet to bend; thence still with Oak Hill Drive N. 70-51 E. 41 feet to the point of beginning and being one of the lots conveyed to R.D. Wilson by J. Frank Williams.

This is the same property conveyed to the grantor by R. D. Wilson by deed dated September 6, 1962, and recorded in Deed Book 706, at page 206, RMC Office for Greenville County. Recorded September 7, 1962.

which has the address of 102 Oakhill 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 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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