

MORTGAGE

THIS MORTGAGE is made this 31st day of May 1984 between the Mortgagor, JAMES D. BENNETT JR. and MARY ANN BENNETT, 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

WHEREAS, Borrower is indebted to Lender in the principal sum of SIXTY THOUSAND and No/100 (\$60,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 31, 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 June 1, 2014

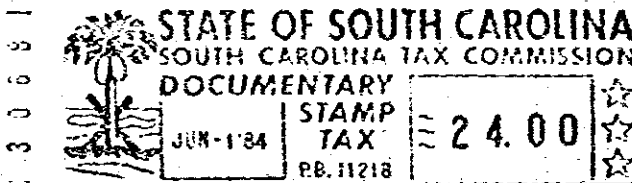
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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, together with all buildings and improvements thereon, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, at the southeasterly corner of the intersection of Brookside Way and Marshall Court, known as a part of the property of Sue C. Ashmore, as shown on plat prepared by Dalton & Neves, Engineers, recorded in the RMC Office for Greenville County in Plat Book 00 at Page 281, and being further shown on a more recent plat by Freeland & Associates, dated May 31, 1984, entitled "Property of James D. Bennett, Jr. and Mary Ann Bennett", recorded in the RMC Office for Greenville County in Plat Book 10-R at Page 53, and having, according to said latter plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern edge of Brookside Way at the joint front corner with property now or formerly belonging to J. D. Ashmore, Jr., and running thence along the common line of said lots, S. 25-30 E. 199.61 feet to an iron pin; thence turning and running S. 70-10 W. 85.70 feet to an iron pin on the eastern edge of Marshall Court; thence running along the eastern edge of Marshall Court, N. 23-51 W. 200.0 feet to an iron pin at the southeasterly intersection of Marshall Court and Brookside Way; thence running along the southern edge of Brookside Way, N. 70-47 E. 80.01 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagors by deeds of William B. Long, Jr. and Shields K. Long (now Shields K. Warren) recorded herewith.

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which has the address of 200 Brookside Way, Greenville, South Carolina 29605 (Street) (City) (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 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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