

MORTGAGE

FILED
GREENVILLE S.C.

THIS MORTGAGE is made this 1st day of June 19.84, between the Mortgagor, DAVID W. KIMBLER AND PAT M. KIMBLER (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 One Hundred Thousand and No/100-- Dollars, which indebtedness is evidenced by Borrower's note dated June 1, 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;

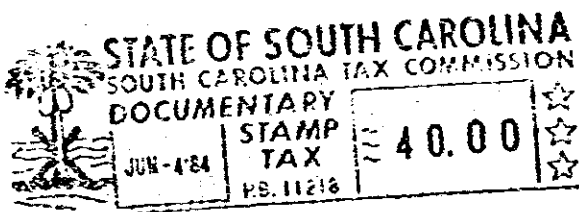
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 16 as shown on a plat of Paris Point Subdivision recorded in the R.M.C. Office for Greenville County in Plat Book 8-P, Page 6 and having, according to a more recent survey prepared by Free-land and Associates dated May 30, 1984, entitled "Property of David W. Kimbler and Pat M. Kimbler", the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Paris Point Drive, at the joint front corner of Lots 15 and 16 and running along the common line of said lots S. 84-33 E., 250.52 feet to an iron pin; thence along the rear of Lot 16 S. 5-09 W., 67.18 feet to an iron pin; thence continuing along the rear of Lot 16 S. 5-13 W., 67.82 feet to an iron pin; thence along the common line of Lots 16 and 17 N. 84-33 W., 251.14 feet to an iron pin on the eastern side of Paris Point Drive; thence along the eastern side of Paris Point Drive N. 5-27 E., 135.0 feet to an iron pin, being the point of beginning.

This is the same property conveyed to the mortgagors by deed of Eastco Development Corp., formerly known as Paris Point Development, Inc., recorded simultaneously herewith.

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which has the address of Lot 16 Paris Point Drive, Greenville, S.C. 29609 (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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