

MORTGAGE

FILED GREENVILLE CO. S.C.

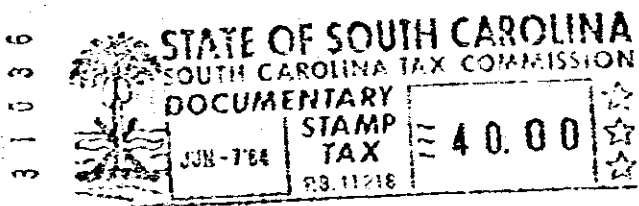
THIS MORTGAGE is made this 5th day of June 1984, between the Mortgagor, Michael A. Trimble and Loretta F. Trimble, R.M.C. (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL BANK, FSB, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of One hundred thousand and no/100ths (\$100,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 5, 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 July 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 certain piece, parcel or tract of land known as Lot No. 6 Camelot Drive, situate, lying and being in Greenville County, State of South Carolina, as shown on plat prepared by Piedmont Engineers and Architects, dated November 10, 1975, entitled "Property of Richard C. Rountree" recorded in the RMC Office for Greenville County, SC in Plat Book 5N at Page 119, and being described more particularly according to a more recent plat of Michael A. Trimble and Loretta F. Trimble prepared by Freeland and Associates dated June, 1984 and being recorded in Plat Book 10R at Page 77 in the Greenville County RMC Office.

DERIVATION: Deed of Charles J. King and Patricia W. King to Merrill Lynch recorded June, 1984 in Deed Book 1214 at Page 491 and Deed of Merrill Lynch Relocation Management, Inc. to Michael A. Trimble and Loretta L. Trimble recorded in Deed Book 1214 at Page 493 on June, 1984.



which has the address of 201 Camelot Drive, Simpsonville, SC 29681 (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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