

MORTGAGE

GREENVILLE, S.C.
JUN 11 3 01 PM '84
DONNIE S. JONES

THIS MORTGAGE is made this 5th day of June 1984, between the Mortgagor, Cathy R. Faulconer (herein "Borrower"), and the Mortgagee, American Federal Bank, F.S.B., a corporation organized and existing under the laws of the United States of America, whose address is P. O. Box 1268, Greenville, SC 29602 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Seventy Thousand and 00/100 (\$70,000.00) 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:

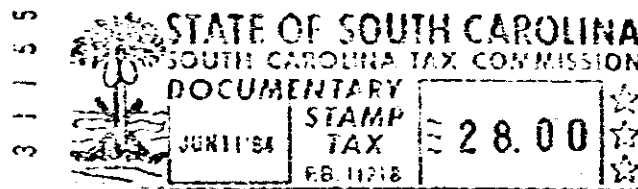
ALL that piece, parcel or lot of land situate, lying and being on the south side of Woodvale Avenue, in the City of Greenville, County, of Greenville, State of South Carolina, being known and designated as Lot No. 249 on plat of Traxler Park made by R. E. Dalton, Engineer, March, 1923, recorded in the RMC Office for Greenville County, S.C., in Plat Book F at pages 114 and 115, and having according to said plat and to a more recent plat entitled "Property of Louise K. Robinson" made by Piedmont Engineering Service, Greenville, S.C., May 27, 1954, the following metes and bounds:

Beginning at an iron pin on the south side of Woodvale Avenue, joint front corner of Lots Nos. 249 and 250, said pin also being 1148.6 feet west from the southwest corner of the intersection of Woodvale Avenue and Rock Creek Drive, and running thence with the line of Lot No. 250, S. 25-23 E. 200 feet to an iron pin; thence S. 62-34 W. 70.05 feet to an iron pin; thence with the line of Lot No. 248 N. 25-23 W. 202.5 feet to an iron pin on the south side of Woodvale Avenue; thence with the south side of Woodvale Avenue N. 64-37 E. 70 feet to the beginning corner.

This property is conveyed subject to any restrictions, reservations, zoning ordinances or easements that may appear of record, on the recorded plat or on the premises.

This is the identical property conveyed to the mortgagor by Graham Mason Powell and Rebecca H. Powell by Deed dated and recorded May 29, 1984 in Deed Book 1213 at Page 561 in the R.M.C. Office for Greenville County.

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which has the address of 54 Woodvale Avenue, Greenville, (City) SC 29605 (State and Zip Code) (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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