



Recording fee is figured on the amount advanced \$4,000.00

MORTGAGE

VOL 1667 PAGE 663

THIS MORTGAGE is made this 17th day of May, 1984, between the Mortgagor, Keith W. Hawkins (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 Six thousand Six hundred ninety-one and 20/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 17, 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, 1989;

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 lot, piece, or parcel of land lying, being and situate in the County of Greenville, State of South Carolina and in the Town of Simpsonville, known as a portion of lot 1, all of lot 2 and a portion of lot 3 as shown by a plat prepared by W.O. Riddle, dated March 1923 and recorded in Plat Book G at Page 99 in the Office of the Mesne Conveyance Greenville County and having the following courses and distances, to-wit:

BEGINNING at IP on Northern side of Cox Street, thence N 15-30W 380 to branch, thence westerly with center of branch 120', thence S. 15-30E 362' to Cox Street, thence S. 86-45E 48' along Cox Street, thence N 85-45E 60', thence N 76-00E 12' to beginning.

This is the same property conveyed by deed of T. Hoyt Bagwell, dated 11-3-78, recorded 11-14-78, in Deed Volume 1091, Page 843, in the R.M.C. Office of the Recorder of Greenville County, South Carolina. Deeded to Keith W. Hawkins.

which has the address of 214 Cox Street, Simpsonville, South Carolina 29681. (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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