

MORTGAGE

THIS MORTGAGE is made this 15th day of June 1984 between the Mortgagor, Andrea C. Whitney and Clark E. Whitney (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").

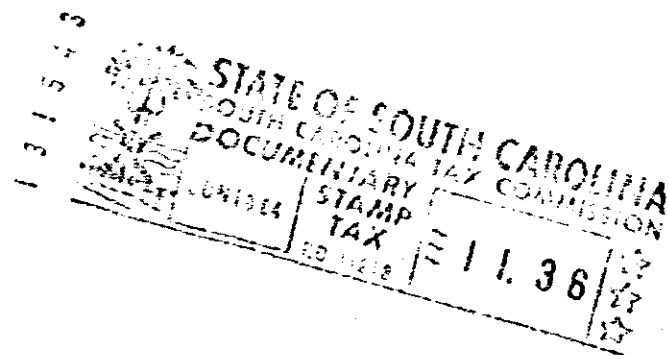
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Eight Thousand Four Hundred and no/100 (\$28,400.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 15, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of 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 lot of land, with improvements thereon, situate, lying and being on the eastern side of Quillen Avenue (Jones Mill Road) in the State of South Carolina, County of Greenville, Town of Fountain Inn, and having, according to plat entitled Survey for Andrea C. Whitney & Clark E. Whitney", prepared by Freeland & Associates, Engineers and Land Surveyors, dated June 13, 1984, said plat being recorded in the RMC Office for Greenville County, S.C., in Plat Book 10-5, at page 12, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Quillen Avenue, which iron pin is approximately 385 feet, more or less, from Cherry Lane Drive, and running thence along the eastern side of Quillen Avenue, N.17-57E., 72.82 feet to an iron pin; thence turning and running S.45-52E., 159.00 feet to an iron pin; thence turning and running S.17-59W., 25.20 feet to an iron pin; thence turning and running N.63-04W., 144.43 feet to an iron pin on the eastern side of Quillen Avenue, the point of beginning.

This being the same property conveyed to the mortgagors herein by deed to be recorded herewith.



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which has the address of 408 Quillen Avenue Fountain Inn, S.C. 29644 (herein "Property Address"); (Street) (City) (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.

REC-5

7-21-84