

FILED
GREENVILLE, S.C.

MORTGAGE

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JUN 20 12 07 PM '84
THIS MORTGAGE is made this 15th day of June 1984, between the Mortgagee, Charles L. Hardaway and Tracy T. Hardaway (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").

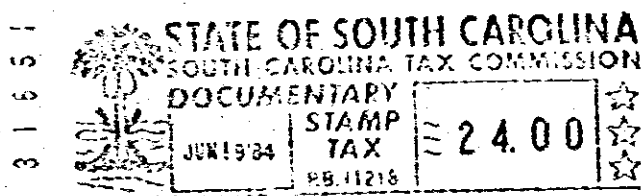
WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty thousand and no/100ths (\$60,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 15, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, 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, situate, lying and being in the County of Greenville, State of South Carolina, in the Town of Mauldin, being known and designated as Lot No. 126 on a plat of Forrester Woods, Section II, recorded in the RMC Office for Greenville County in Plat Book 4X at Page 64, prepared by Carolina Engineering & Surveying Co. and having, according to a more recent plat of Charles L. Hardaway and Tracy T. Hardaway prepared by Freeland and Associates dated June 12, 1984 and recorded in Plat Book 105 at Page 21, the following metes and bounds, to wit:

BEGINNING at an iron pin on the western side of Crepe Myrtle Court at the joint front corner of Lots 123 and 126 and running thence N 78-44 W, 149.4 feet to an iron pin; thence S 11-30 W, 110.1 feet to an iron pin; thence S 78-47 E, 150.01 feet to an iron pin on the western side of Crepe Myrtle Court; thence with said Crepe Myrtle Court N 11-13 E, 110.00 feet to the point of beginning.

DERIVATION: Deed of George O'Shields Builders, Inc. recorded September 6, 1974 in Deed Book 1006 at page 367 in the Greenville County RMC Office.



which has the address of 212 Crepe Myrtle Court, Route 10, Greenville, SC 29607 (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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