

MORTGAGE

THIS MORTGAGE is made this 22nd day of June 1984 between the Mortgagors, Wallace G. Lovelace, Jr. and Meri K. Lovelace (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, Seven Hundred No. and No/100ths (\$60,700.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 22, 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 the buildings and improvements thereon, lying and being in the County of Greenville, near the City of Greenville, State of South Carolina, on the easterly side of Stonecutter Lane, shown and designated as Lot No. 36 on a revised plat prepared by C. O. Riddle dated November 16, 1975 entitled "Section One - Gray Fox Run", and recorded in the R.M.C. Office for Greenville County, South Carolina on March 4, 1976 in Plat Book 5P, at page 16, and having according to said plat the followin metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly side of Stonecutter Lane, said pin being the joint front corner with Lot 37, and running with the common line of Lot 37 S. 87-24 E. One Hundred Fifty-Two and Eight-Tenths (152.8') feet to an iron pin; thence turning and running with the common line of lands now or formerly owned by Tom Hammond S. 02-00 W. Ninety-Five and Eight-Tenths (95.8') feet to an iron pin, the joint rear corner with Lot 35; thence turning and running with the common line of Lot 35 N. 86-24 W. One Hundred Sixteen and Four-Tenths (116.4') feet to an iron pin on the easterly side of Stonecutter lane; thence running N. 22-34 W. with the line of Stonecutter Lane in an arc, the chord of which is Forty-Four and One-Tenth (44.1') feet to an iron pin; thence continuing N. 23-04 W. with the line of Stonecutter Lane in an arc, the chord of which is Forty-Three and Three-Tenths (43.3') feet to an iron pin; thence continuing with the line of Stonecutter Lane N. 02-36 E. Fourteen and Nine-Tenths (14.9') feet to an iron pin, the point of beginning.

This is the identical property conveyed unto the Mortgagors herein by deed of Harold S. Iseman, Jr. and Terrie O. Iseman dated June 22, 1984 and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book \_\_\_\_\_, at page \_\_\_\_\_.

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which has the address of 9 Stonecutter Lane Taylors (Street) (City) S. C. 29687 (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.

STATE OF SOUTH CAROLINA DOCUMENTARY TAX COMMISSION STAMP TAX 24.28 JUN 22 1984

