

MORTGAGE

FILED
GREENVILLE, S.C.

JUL 2 2 04 PM '84

THIS MORTGAGE is made this 29th day of June, 1984, between the Mortgagor, ROBERT A. HOOVER AND ANNA K. HOOVER (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 Forty Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 29, 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

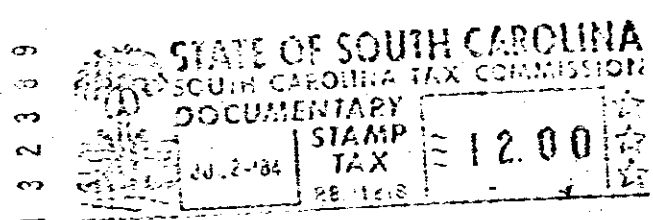
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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, City of Mauldin, State of South Carolina:

All that piece, parcel or lot of land with all improvements thereon, situate, lying and being on the southern side of Salado Lane in the City of Mauldin, Greenville County, South Carolina being known and designated as Lot No. 22 as shown on a plat entitled HILLSBOROUGH, SECTION I made by Jones Engineering Services recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book WW, Page 56 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Salado Lane at the joint front corner of Lots 21 and 22 and running thence along the common line of said lots S. 12-15 W., 142.5 feet to an iron pin; thence S. 83-35 E., 125 feet to an iron pin at the joint rear corner of Lots Nos. 22 and 23; thence along the common line of said Lots N. 6-25 E., 140 feet to an iron pin on the southern side of Salado Lane; thence along the southern side of Salado Lane N. 83-35 W., 80 feet to an iron pin; thence continuing along the southern side of Salado Lane, N. 79-35 W., 32.4 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagors by deed of Victor Kurash recorded in the R.M.C. Office for Greenville County simultaneously herewith.

b



2 JUL 02 94 1437

which has the address of 102 Salado Lane Mauldin South Carolina 29662 (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 seized 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.

6.00001