



MORTGAGE

THIS MORTGAGE made this 8th day of June 1984, between the Mortgagee, Posey M. Harris, Jr. and Hattie G. Harris (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 Thirty One Thousand, Eight Hundred Eighty One and 60/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 8, 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 10, 1994;

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 piece, parcel, and lot of land in Gantt Township, Greenville County, State of South Carolina, known and designated as Lot Number 30, Driver Avenue, on a Plat of the Property of William Maxwell by C. O. Riddle, dated September 1966, noted in Plat Book QQQ at Page 37, Office of the RMC for Greenville County, and having according to said Plat the following metes and bounds:

BEGINNING at an iron pin, joint corner of Lots Number 30 and Number 31 on the East side of Driver Avenue, and running along Driver N. 70-05 W. 95 feet; and running N. 19-55 E. along line of division of Lots Number 29 and Number 30 153.95 feet to an iron pin; thence S. 69-40 E. 95 feet to an iron pin at joint corner of Lot Number 30 and Lot Number 31; thence S. 19-55 W. 153.28 feet to the point of beginning.

This property is subject to Building Restrictions and Protective Covenants as noted in Deed Volume 818 at Page 502.

This property is shown on the Books of the Auditor for Greenville as being in Tax District 156-1.4-1-17.

This is the same property conveyed by deed of William Maxwell to Posie Harris, Jr. in deed volume 853, page 162, and 837 page 155 (Lot 31) dated September 11, 1968 and recorded on September 27, 1968 in the RMC Office for Greenville County.

which has the address of 301 Driver Ave. Greenville
S.C. 29605 (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.