



MORTGAGE

THIS MORTGAGE is made this 13th day of June 1984, between the Mortgagor, Leonard J. Hall, Jr. and Teresa D. Hall (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 100 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Seven Thousand Six Hundred Thirty Five and 20/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 13, 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 certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 180, Section 10, Devenger Place, as shown on a plat thereof recorded in the RMC Office for Greenville County, SC in Plat Book 7-C at Page 6, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southwestern side of Bloomfield Lane, joint front corner of Lots 180 and 181; thence turning and running along the common line of Lots 180 and 181, N. 88-49 W. 150.0 feet to an iron pin; thence turning and running along the common line of Lots 180 and 74, N. 01-11 E. 85.0 feet to an iron pin, joint rear corner of Lots 180 and 179; thence turning and running along the common line of Lot 180 and 179, S. 88-49 E. 150.0 feet to an iron pin on Bloomfield Lane, joint front corner of Lots 180 and 179; thence turning and running along the Southwestern side of Bloomfield Lane, S. 01-11 W. 85.0 feet to an iron pin, the point of beginning.

This is that same property conveyed by deed of John A. Bolen, Inc. to Leonard J. Hall, Jr. and Teresa D. Hall dated March 7, 1980 and recorded March 7, 1980 in Deed Volume 1121 at Page 777 in the RMC Office for Greenville County, SC.

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which has the address of 209 Bloomfield Lane, Greer, SC 29651 (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 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.