

**MORTGAGE**

THIS MORTGAGE is made this 6th day of July 1984 between the Mortgagor, John W. Coleman and Clarene B. Coleman (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-three thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 6, 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 August 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 in the County of Greenville, State of South Carolina, situate, lying and being on Bayberry Court off of Lion's Club Road and being known and designated as a portion of Lot 14 on Plat entitled "Final Plat Huff Estate-Sec. 1" revised July 21, 1965, and recorded in the RMC Office for Greenville County in Plat Book EEE, page 141, and being shown on a more recent survey by W.R. Williams, Jr. dated March 11, 1983, entitled "Survey for John W. Coleman" and recorded in the RMC Office for Greenville County, South Carolina in Plat Book 9-M, at Page 44 and having according to said more recent survey, the following metes and bounds to-wit:

BEGINNING at an iron pin on the Southeastern side of Bayberry Court at the joint front corner of Lots 14 and 15 and running thence along the line of Lot 15, now or formerly belonging to Garrison, N19-22E 150.6 feet to an iron pin; thence S40-00E 100.0 feet to an iron pin; thence S32-00E 197.5 feet to an iron pin; thence S65-23W 36.2 feet to an iron pin; thence N74-33W 184.0 feet to an iron pin on the right of way of Bayberry Court; thence along Bayberry Court and following the curvature thereof, the chord being N7-11W 68.6 feet to an iron pin, the point of beginning.

This being the same property conveyed to Mortgagors by deed of Vera D. Vaughn recorded in Deed Book 1184, Page 460 in the R.M.C. Office, Greenville County on March 16, 1983.

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
STAMP  
TAX  
09.90

which has the address of 2 Bayberry Court, Greenville, South Carolina (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.

SC-1184-116-40001

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