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### MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on July 23, 1984. The mortgagor is George M. Dickinson III & Lynn Durgin Dickinson ("Borrower"). This Security Instrument is given to AMERICAN FEDERAL BANK, FSB, which is organized and existing under the laws of THE UNITED STATES OF AMERICA, and whose address is POST OFFICE BOX 1268, GREENVILLE, SOUTH CAROLINA 29602 ("Lender"). Borrower owes Lender the principal sum of Sixty Five Thousand and NO/100 Dollars (U.S. \$ 65,000.00). This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on August 1, 2014. This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in Greenville County, South Carolina:

All that certain piece, parcel or lot of land located in the County of Greenville, State of South Carolina and being known and designated as Lot #120, according to a plat entitled, "Heritage Lakes Subdivision", by Heaner Engineering Co., Inc., as revised October 26, 1977, and recorded in the RMC Office for Greenville County in Plat Book 6-H at Pages 17, 16, 18, 18, 18, 19 and 19 respectively. Reference is hereby made to said plat for a metes and bounds description.

This is the identical property conveyed unto Mortgagors herein by Deed of R. D. Garrett, dated July 23, 1984, and recorded July 24, 1984, in the RMC Office for Greenville County, South Carolina, in Deed Book 1217 at Page 771.

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
(1) DOCUMENTARY  
JUL 24 1984  
STAMP TAX  
\$ 19.50  
FB 11218

which has the address of 203 Harness Trail Drive, Simpsonville  
[Street] [City]  
South Carolina 29681 ("Property Address");  
[Zip Code]

TO HAVE AND TO HOLD such property 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 rights and stock and all fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument 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 and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

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