



MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 7056.84

THIS MORTGAGE is made this 25th day of June 1984 between the Mortgagor, W. Furman Allen and Gina M. Allen (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 Seven Thousand Fifty-six and 84/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 25, 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, 1988;

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 or tract of land situate, lying and being on the Eastern side of S. C. Highway 114, near the City of Greenville, in the County of Greenville, State of South Carolina, and shown and designated as a 2.716 acre tract on a plat prepared by James R. Freeland for M. Otis Hopkins, which plat is dated May 28, 1981, and, according to said plat, has the following metes and bounds, to-wit:

BEGINNING at a point in the center line of S. C. Highway 114, which point is 430 feet, more or less, from S. C. Highway 712, and running thence with the joint line of this property and other property of M. Otis Hopkins and Brinnie B. Hopkins S. 69-14 E. 391.31 feet; running thence S. 8-25 W. 235.42 feet to an iron pin; running thence N. 82-14 W. 412.55 feet to a point in the center line of S. C. Highway 114; running thence with the center line of said Highway the following courses and distances, to-wit: N. 5-48 E. 117.94 feet, N. 12-54 E. 48.17 feet, N. 16-44 E. 59.09 feet, N. 20-11 E. 58.68 feet, N. 23-31 E. 43.48 feet to an iron pin, point of beginning.

This property is conveyed subject to easements, conditions, covenants, restrictions and rights of way which are a matter of record and actually existing on the ground effecting the subject property.

IT IS EXPRESSLY UNDERSTOOD AND AGREED THAT AS A PART OF THE CONSIDERATION FOR THIS PROPERTY THE GRANTEEES AGREE THAT IF AT ANY TIME DURING THE LIFETIME OF THE GRANTORS OR THE SURVIVOR THEREOF OR TEN (10) YEARS, THE PROPERTY AS CONVEYED HEREIN WILL NOT BE SOLD TO ANY PERSON OR PERSONS WITHOUT FIRST OFFERING THE PROPERTY TO THE GRANTORS OR THE SURVIVOR OF THEM AT THE PURCHASE PRICE OF THE PROPERTY AS SHOWN HEREIN PLUS ANY MONEY SPENT BY THE SAID GRANTEEES WHICH MONIES SHALL INCLUDE INTEREST PAID TO THE GRANTORS ON THE MORTGAGE SECURING THIS PROPERTY.

This is that same property conveyed by deed of M. Otis Hopkins and Brinnie S. Hopkins to W. Furman Allen and Gina M. Allen, dated August 11, 1981, recorded August 11, 1981, in volume 1153 at page 403 of the RMC Office for Greenville County, SC.

which has the address of Rt. #3, Tyger Bridge Road, Greer, SC 29651 (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.

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