



MORTGAGE

THIS MORTGAGE is made this 9th day of July 1984, between the Mortgagor, Richard D. Crain and Renita C. Crain (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 Nine Thousand Three Hundred .. Fifty and 88/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 9, 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 15, 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 lot of land situate, lying and being in the County of Greenville, State of South Carolina, and being shown and designated as the Property of Donald Crain prepared by Lindsey & Associates on March 9, 1981. Said plat is recorded in the RMC Office for Greenville County, SC in Plat Book 8-K at Page 57, containing 1.0 acres more or less.

For a more accurate description reference is craved to said plat.

This is that same property conveyed by deed of Donald A. Crain and Earline P. Crain to RICHARD DEAN CRAIN dated March 13, 1981 and recorded March 16, 1981 in Deed book 1144 at Page 320 in the RMC Office for Greenville County, SC.

This is also that same property conveyed by deed of Richard Dean Crain (an undivided one-half) 1/2 interest to Renita C. Crain dated March 15, 1983 and recorded March 15, 1983 in Deed Volume 1184 at Page 417 in the RMC Office for Greenville County, SC.

which has the address of Route 3, Noe Road 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.

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