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### MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on July 27  
 1984. The mortgagor is CARL RICHARD BAGWELL AND DONNA L. BAGWELL  
 ("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 FIFTEEN THOUSAND AND NO/100  
Dollars (U.S. \$ 15,000.00\*\*\*\*). 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, 1989. 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, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot # 30, as shown on a Plat of OAK HOLLOW Subdivision, Section I, prepared by Dalton & Neves Co., Engineers, dated October, 1980, and recorded in the RMC Office for Greenville County in Plat Book 7-X at Page 50, reference to said plat is hereby made for a more particular description.

ALSO:

All that certain piece, parcel or lot of land with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot # 61, as shown on Plat of OAK HOLLOW Subdivision, Section 3, prepared by Dalton & Neves Co., Engineers, dated October, 1980, and recorded in the RMC Office for Greenville County in Plat Book 7-X at Page 61, reference to said plat is hereby craved for a more particular description.

THIS conveyance is subject to any and all reservations, easements, rights of way, zoning ordinances, and restrictions or protective covenants that may appear of record or on the premises.

THIS being the same property conveyed to the Mortgagors by the Mortgagees herein by deed to be recorded herewith.

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Lot 30, Cardinal Drive and  
 which has the address of Lot 61, State Park Road, Greenville  
 [Street] [City]  
 South Carolina 29609 ("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 seised 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.

STATE OF SOUTH CAROLINA  
 SOUTH CAROLINA TAX COMMISSION  
 DOCUMENTARY STAMP TAX  
 AUG 15 1984  
 \$ 04.50  
 RB. 11218  
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