



MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 20,070.03

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THIS MORTGAGE is made this 3rd day of August 1984, between the Mortgagor, Bruce M. Doolittle, also known as Bruce Maurice Doolittle and Sara O. Doolittle (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 Twenty thousand seventy and 03/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 3, 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 15, 1994

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 State of South Carolina, County of Greenville, being known and designated as Lot No. 43, according to a plat of Coachwood Forest prepared by Wolfe & Huskey, Inc. Engineers, dated January 27, 1977 and January 31, 1977 being recorded in the RMC Office for Greenville County in Plat Book 5X at Page 85 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a railroad spike in the center of East Georgia Road, joint front corner of Lots Nos. 42 and 43 and running thence with the joint line of said lots, S. 58-36 E. 368.58 feet to an iron pin; thence N. 20-25 E. 172.4 feet to an iron pin; thence N. 58-33 W. 367.3 feet to an old nail and cap in the center of East Georgia Road; thence with East Georgia Road S. 20-13 W. 176.3 feet to an old nail and cap; thence continuing with East Georgia Road S. 17-59 W. 53.7 feet to a railroad spike the point of BEGINNING.

This is the same property conveyed by deed of William A. Finnell and Grace A. Finnell, dated 8-12-77, recorded 8-15-77, in Deed Volume 1062, Page 558, in the Office of the RMC for Greenville County, South Carolina. Deeded to Bruce Maurice Doolittle and Sara O. Doolittle.

which has the address of Rt. 5, Box 100, East Georgia Road, Simpsonville, South Carolina 29681 (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 seized 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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