



MORTGAGE

Recording Office filed on the amount financed \$ 30,308.80

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THIS MORTGAGE is made this 10th day of September 1984, between the Mortgagor, Benjamin Washington and Betty Jean Hall Washington, (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 Thirty Thousand Three Hundred Eight dollars and 80/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 10, 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 Sept. 20, 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 and tract of land lying and being in Gantt Township, Greenville County, South Carolina, located about five or six miles from the City of Greenville, and being a portion of the Jefferson Ware homeplace. It contains 1.34 acres according to survey and plat made by J. Mac Richardson, Reg. Land Surveyor, under date of April 12, 1956. It begins at iron pin in the center of a dirt road at corner of Taylor's property and runs thence along Taylor's line S. 82-21 E. 230 feet to iron pin on other lands of Jefferson Ware; thence along Ware's line N. 10-24 E. 204 feet to iron pin; thence continuing along Ware's line N. 61-20 W. 41.4 feet to iron pin on the corner of McCullough property line; thence along line of McCullough property on the same course 188.75 feet to iron pin in the center of the dirt road; thence along center of that road S. 23 W. 132 feet to bend in road; thence continuing along that road S. 3-43 W. 160 feet to beginning.

This is that same property conveyed by deed of Jefferson Ware to Benjamin Washington dated June 27, 1956 and recorded December 3, 1957 in deed Volume 588 at Page 416 in the RMC Office for Greenville County, South Carolina.

This is also that same property conveyed by deed of Benjamin Jerry Washington (his undivided one half interest) to Betty Jean Hall Washington dated July 1, 1961 and Recorded July 10, 1961 in deed Volume 677 at page 399 in the RMC Office for Greenville County, South Carolina.

which has the address of Route 5, Box 285, Piedmont, SC 29673 (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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