



Recorded on 15,068.53

MORTGAGE

THIS MORTGAGE is made this 4th day of October 1984 between the Mortgagor, Louie Dean Hannon and Ann P. Hannon (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 Fifteen thousand sixty eight dollars and 53/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 4, 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 October 10, 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 Greenville County State of South Carolina, known and designated as Lot No. 6 as shown on a plat of M. C. Green, recorded in the R.M.C. Office for Greenville County in Plat Book 0, Page 119"

This conveyance is made subject to any restrictions or easements that may appear of record on the recorded plat(s) or on the premises.

As part of the consideration herein, the grantee assumes and agrees to pay that certain note and mortgage in favor of First Federal Savings and Loan Association of Greenville, South Carolina, which mortgage is recorded in the R.M.C. Office for said County and State in Mortgage Book 806, Page 174, and the balance due on said mortgage is \$7,866.10.

This is that same property conveyed by deed of Billy D. Cox to Louie Dean Hannon, dated July 11, 1969, recorded July 23, 1969, in Volume 872 at Page 258 in the R.M.C. Office for Greenville County.

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which has the address of 13 Stadium Drive Greenville S.C. 29609 (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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