

MORTGAGE

VOL 1688 PAGE 119

THIS MORTGAGE is made this 2nd day of November 1984, between the Mortgagor, Roy A. Hedden and Von H. Hedden (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").

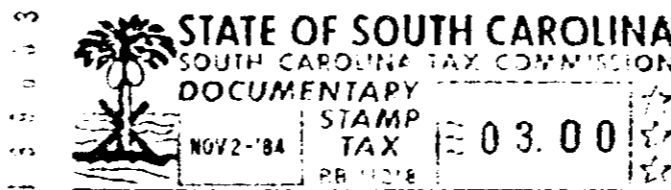
WHEREAS, Borrower is indebted to Lender in the principal sum of Ten thousand and no/100--- Dollars, which indebtedness is evidenced by Borrower's note dated November 2, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 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 lot of land situate, lying and being on the Southeast side of Augusta Road in the County of Greenville, State of South Carolina, shown and designated as LOT NO. 3 on a plat prepared by T. H. Walker, Jr., RLS, and recorded in the RMC Office for Greenville County in Plat Book 8-I at Page 10, on November 25, 1980 and reference is made to said plat for a more particular metes and bounds description.

This being the same property conveyed to the mortgagors herein by deed of Fleet Finance, Inc., formerly known as Southern Discount Company, Inc., dated June 7, 1983 and recorded in the RMC Office for Greenville County on June 20, 1983 in Deed Book 1190, at Page 744.

This mortgage is junior in lien to that indebtedness due to American Federal Savings and Loan Association in the original sum of \$36,529.00, as recorded in the RMC Office for Greenville County in Mortgage Book 1642, at Page 367.



SCTD 3 NO 284

which has the address of 121 Broken Arrow Dr., Box 3 Pelzer SC 29669 (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.

10

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