



Documentary Stamps are figured on the amount financed: \$ 12,087.63

MORTGAGE

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THIS MORTGAGE is made this 26th day of October 1984, between the Mortgagee, Mahlon C. Helmuth and Mary C. Helmuth (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 Twelve Thousand Eighty Seven and 63/100 (12,087.63) Dollars, which indebtedness is evidenced by Borrower's note dated October 26, 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 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 lot of land, with the improvements thereon, located in the State of South Carolina, County of Greenville, in or near the Town of Piedmont, as shown on a plat thereof entitled Property of Piedmont Mfg. Co., prepared by Dalton & Neves, Engineers, dated May 1950, and recorded in Plat Book Z at Page 155, and having, according to said plat, the following metes and bounds to wit:

Beginning at a point in Gin Road on the main line of the Southern Railway, and running thence with the center line of said Railway, S. 1-59 W. 339.3 feet; thence S. 88-25 W. 197.4 feet to an iron pin in the center of a railroad spur track; thence N. 70-32 E. 211.4 feet to the point of beginning.

This property is conveyed subject to restrictive covenants of record and to all easements and/or rights-of-way affecting same, including such railroad rights-of-way as mentioned above whether or not same be accurately shown on the recorded plat.

This property was originally conveyed to the Grantor and Charles S. Jenkins by deed recorded in Deed Book 854 at page 370. By subsequent deed recorded in Deed Book 911 at page 451 the interest of the said Charles S. Jenkins was conveyed to the Grantor.

This is that same property conveyed by deed of Sue J. Jenkins to Mahlon Helmuth and Mary C. Helmuth dated 6-25-76 and recorded 7-16-76 in Deed Volume 1039 at Page 753 in the RMC Office for Greenville County, SC.

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which has the address of Route 2, Box 339, Piedmont, South Carolina 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 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.

