



MORTGAGE

Documentary Stamps are figured on the amount financed: \$6,461.33.

THIS MORTGAGE is made this 6th day of December 1983, between the Mortgagor, Jack L. Mahaffey (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 Seven Thousand Nine Hundred Sixty Two Dollars and 12/100 Dollars, which indebtedness is evidenced by Borrower's note dated Dec. 6, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on Dec. 5, 1986.

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, part of lot of land in the County of Greenville, State of South Carolina on the Southern side of Lewis Street, being a portion of Lot No. 51 on the plat of property of Looper & Yown, by R.E. Dalton, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book F, at Page 77, and having the following metes and bounds to-wit; according to a new plat of Thelma S. Mahaffey property by W.R. Williams, Jr., Engineer dated September 22, 1975, and being the middle portion of lot number 51.

BEGINNING at an iron pin on Lewis Street 260 feet from Owens Street or 75 feet from the front corner of Lot Numbers 51 and 53, and running thence through Lot No. 51, S. 10-15 E. 200 feet to an iron pin; thence S. 79-45 W. 75 feet to an iron pin; thence back through Lot No. 51, N. 10-15 E. 200 feet to an iron pin on Lewis Street; thence with Lewis Street, N. 79-45 E. 75 feet to the beginning corner.

This is that same property conveyed by Deed of Thelma S. Mahaffey to Jack L. Mahaffey, dated December 4, 1975 and recorded December 17, 1975 in the R.M.C. office for Greenville County, South Carolina, Recorded in Deed Volume 1028 at page 879.

which has the address of 21 Lewis St., Greenville, S.C. 29611 (Street) (City) (State and Zip Code) (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.

Vertical stamp: 6 9 2 0

Vertical stamp: 74328-112