



MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 22,062.84

THIS MORTGAGE is made this 24th day of January 1984 between the Mortgagor, Harold S. Iseman, Jr. and Terri O. Iseman (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 Twenty three thousand six hundred three dollars and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated January 24, 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 July 30, 1984;

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sum 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 certain piece, parcel or lot of land, with all improvements thereon, situate lying and being in the State of South Carolina, County of Greenville, on the eastern side of Stonecutter Lane, being shown and designated as Lot No. 36 on Plat of Gray Fox Run made by C. O. Riddle, Registered Land Surveyor, on November 6, 1975 and recorded in the R.M.C. Office for Greenville County in Plat Book 5-P at Page 9 and revised March 4, 1976 said revised plat being recorded in the R.M.C. Office for Greenville County in Plat Book 5-P at page 16 and having, according to said plat, the following metes and bounds to-wit:

Beginning at an iron pin on the eastern side of Stonecutter Lane at the joint front corner of Lots 36 and 37 and running thence along the joint line of said Lots, S 87-24 E 152.8 feet to an iron pin; thence S 2-00 W 95.8 feet to an iron at the joint rear corner of Lots 35 and 36; thence with the joint line of Lots 35 and 36, N 86-24 W 116.4 feet to an iron pin on the turnaround of Stonecutter Lane; thence with the curve of said turnaround, N 22-34 W 44.1 feet to an iron pin; thence continuing with the curve of said turnaround, N 23-04 W 43.3 feet to an iron pin; thence continuing with Stonecutter Lane, N 2-36 E 14.9 feet to an iron pin, the point of beginning.

This is that same property conveyed by Deed of Bob Maxwell Builders Inc. to Harold S. Iseman Jr. and Terri O. Iseman dated September 27, 1978 and recorded September 27, 1978 in Deed volume 1088 at page 722.

which has the address of 9 Stonecutter Lane Taylors S.C. 29687 (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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4328-RV-2