

Documentary Stamp Tax based on
the amount financed \$ 22,000.00

MORTGAGE

VOL 1855 PAGE 41

THIS MORTGAGE is made this 13th day of March 1984, between the Mortgagor, Robert David Cason and Diane C. Cason (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-two thousand, sixty-eight and 84/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 13, 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 March 20, 1991.

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 on the southeastern side of Riverwood Court in the County of Greenville, State of South Carolina being shown as Lot No. 138 on a plat of Berea Forest Subdivision, Sec. 2, recorded in Plat Book 4-N at page 76 in the RMC Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Riverwood Court at the joint front corner of Lots 137 and Lot 138 and running thence with Lot 137 S. 73-11 E. 191.6 feet to an iron pin at the joint rear corner of Lot 137 and Lot 138; thence with Lot 128 and Lot 129 S. 12-27 E. 100 feet to an iron pin at the joint rear corner of Lot 128 and Lot 126; thence with Lot 126 S. 75-16 W. 99.2 feet to an iron pin at the joint rear corner of Lot 138 and 139; thence with Lot 139 N. 51-00 W. 195.6 feet to an iron pin on Riverwood Court; thence with said court N. 37-47 E. 70 feet to the point of beginning.

This is that same property conveyed by deed of W. Leigh McLawhorn and Dianne M. McLawhorn to Robert David Cason and Diane C. Cason, dated and recorded 5/31/79, in Deed Volume 1103, at Page 753, in the R.M.C. Office for Greenville County, South Carolina.

which has the address of 9 Riverwood Court Greenville
[Street] [City]
SC 29611 (herein "Property Address");
[State and Zip Code]

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.

0041

4328-W-2