

GREENVILLE, S.C.
MORTGAGE
JUN 29 1 35 PM '84
GREENVILLE

THIS MORTGAGE is made this 28TH day of June 1984, between the Mortgagor, ALFRED C. LOVIN AND JULIA P. LOVIN (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 Forty-Nine Thousand Five Hundred and No/100 (\$49,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 28, 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 1, 2014

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 certain piece, parcel or lot of land situate, lying and being on the western side of Greentree Road near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot 176 as shown on a plat of Pineforest Subdivision prepared by Dalton and Neves, dated August, 1959, recorded in the R. M. C. Office for Greenville County in Plat Book QQ at Pages 106 and 107 and being further shown on plat entitled "Property of Alfred C. Lovin and Julia P. Lovin" prepared by Carolina Surveying Company, R.B. Bruce, R.L.S. dated June 22, 1984 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Greentree Road at the joint front corner of Lots 175 and 176 and running thence with the line of Lot 175 S. 78-26 W., 176.2 feet to an iron pin in the rear line of Lot 6; thence with the rear lines of Lots 6 and 7, N. 4-38 W., 80 feet to an iron pin at the joint rear corner of Lots 176 and 177; thence with the line of Lot 177 N. 65-31 E., 178.4 feet to an iron pin on the western side of Greentree Road; thence with the western side of the Greentree Road S. 14-58 E., 40 feet to an iron pin; thence continuing with the western side of Greentree Road S. 4-38 E., 80 feet to the point of beginning.

This deed is made subject to any restrictions and easements that appear of record, on the recorded plat, or on the premises.

This being the same property conveyed to the mortgagors herein by deed of R. Wayne Holmes and Sandra M. Holmes to be recorded herewith.

STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP TAX
JUN 29 1984
\$ 19.80

CGTO
JUN 29 1984

which has the address of 7 Greentree Road Greenville S.C. 29607 (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.