

FILED GREENVILLE S MORTGAGE

Vol 1670 #952

In 5 9 42 AM '84

THIS MORTGAGE is made this 29th day of June 19. 84., between the Mortgagor, Harold W. Hooper and Shirley A. Hooper (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").

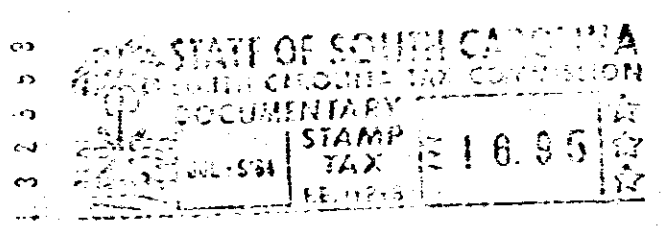
WHEREAS, Borrower is indebted to Lender in the principal sum of FIFTY SIX THOUSAND FIVE HUNDRED AND NO/100 (\$56,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 29, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 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 in the County of Greenville, State of South Carolina, at the Northeastern corner of the intersection of Brentwood Way with Delmar Drive, in the Town of Simpsonville, being shown and designated as Lot No. 50 on a plat of Brentwood Section 2 made by Piedmont Engineers and Architects dated May, 1972, recorded in the RMC Office for Greenville County, S.C. in Plat Book 4-R, Page 5 and also as shown on a more recent survey entitled, "Property of Harold W. or Shirley A. Hooper", prepared by J.L. Montgomery, III, Surveyor, dated June 27, 1984 and recorded in the RMC Office for Greenville County in Plat Book 10-5, Page 80 and having, according to the more recent survey, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Delmar Drive at the joint front corners of Lots 49 and 50 and running thence along common line of said lots, S 85-50 E 154.2 feet to an iron pin; thence turning and running S 7-30 W 150.0 feet to an iron pin; thence turning and running N 75-00 W 140.0 feet to an iron pin; thence turning and running N 31-30 W 36.2 feet to an iron pin; thence turning and running along Delmar Drive N 12-00 E 95.0 feet to the point of BEGINNING.

This being the same property conveyed to Mortgagors herein by deed of Rackley, Builder-Developer, Inc. recorded in the RMC Office for Greenville County in Deed Book 977, Page 451 on June 22, 1973.



which has the address of 121 Delmar Drive, Simpsonville, S.C. 29681 (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.

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