



MORTGAGE

THIS MORTGAGE is made this fifteenth day of October
19 84, between the Mortgagor, Robert L. and Margaret E. Rump
(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 Twelve thousand, sixty-seven
dollars and 63/100 Dollars, which indebtedness is evidenced by Borrower's note
dated October 15, 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 October 20, 1994

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 in Greenville County, State
of South Carolina, situate on the southern side of Butler Springs Road,
near the City of Greenville, being shown as Lot 89 on a plat of Heritage
Hills, recorded in Plat Book YY at Page 187, and described as follows:

BEGINNING at an iron pin on the southern side of Butler Springs Road, at
the corner of Lot 88, and running thence with the southern side of Butler
Springs Road, N. 80-15 E. 110 feet to an iron pin at the corner of Lot 90;
thence with the line of said lot, S. 11-10 E. 133 feet to an iron pin, corner
of Lot 91; thence with the line of said lot, S. 49-24 W. 60.9 feet to iron
pin, corner of Lot 93; thence with the line of said lot, S. 83-15 W. 61.4
feet to iron pin, corner of Lot 88; thence with the line of said lot N.9-45
W. 160.9 feet to the beginning corner.

This conveyance is made subject to restrictive covenants affecting all lots
in the subdivision, recorded in Deed Book 571 at Page 77 in the R.M.C. Office
for Greenville County.

This is that same property conveyed by deed of C.R. Maxwell to Margaret E. and
Robert L. Rump, dated 4-26, 1965, recorded May 3, 1965, in Volume 772, at Page
362 in the R.M.C. Office for Greenville County.

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which has the address of 815 Butler Springs Road Greenville
[Street] [City]
South Carolina 29615 (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 improve-
ments 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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