

MORTGAGE

THIS MORTGAGE is made this 31 day of October 1984, between the Mortgagor, Ronald C. Ayers, Jr., and Cheryl M. Ayers (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").

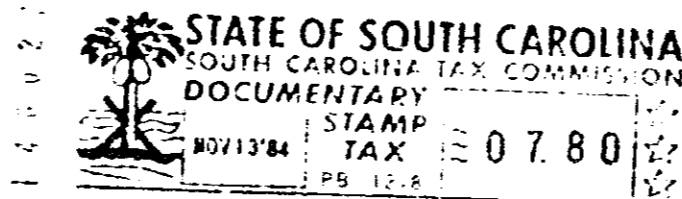
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Six Thousand and No/100 (\$26,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 31, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 10, 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 lot of land in the State of South Carolina, County of Greenville, in Austin Township, fronting on the northwesterly side of S. C. Highway Number 14 a distance of 75 feet and containing three (3) acres as shown on a plat entitled, "Property of R. C. Ayers, Jr.", prepared by C. O. Riddle, Surveyor, originally dated March 6, 1978 and revised on September 10, 1980, and recorded in RMC Office for Greenville County in Plat Book 8-E, at page 85, reference to said plat hereby made for a more complete description.

This property is subject to all restrictions, easements, rights-of-way, roadways and zoning ordinances affecting the above described property.

This is that same property conveyed to the Mortgagor by deed of R. V. Magill, and recorded in RMC Office for Greenville County on April 19, 1978 in Deed Book 1077, at page 386, also (Deed Book 1133, page 753)



which has the address of Route 4, Highway 14, Simpsonville, S. C. 29681 (herein "Property Address");
(Street) (City) (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 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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