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DONNIE S. TANKERSLEY
R.M.C.

BOOK 1594 PAGE 282

MORTGAGE

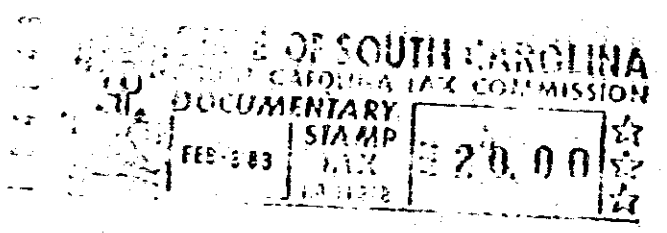
THIS MORTGAGE is made this 9th day of February 1983, between the Mortgagor, John H. Bobo, Jr. and Linda C. Bobo (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty Thousand and No/100 (\$50,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 9, 1983 (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, 2013.

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 Grove Township, Greenville County, South Carolina, containing 2 acres more or less, located one mile south of Thackstons Store and being taken from northern portion of Tract 2 of Cureton Estate, Plat Book P, page 105, and more fully described on a more recent plat entitled "Survey for John H. Bobo, Jr. and Linda C. Bobo", prepared by Robert R. Spearman, Surveyor, dated February 2, 1983, recorded in the R.M.C. Office for Greenville County in Plat Book 911, page 5, reference to said more recent plat is hereby craved for a metes and bounds description thereof.

This is the same property conveyed to John H. Bobo, Jr. by deed of Gertrude Cook and Felix Cook, Jr., recorded in the RMC Office for Greenville County in Deed Book 993, page 440 on February 1, 1974. John H. Bobo, Jr. has conveyed a one-half interest in the above described property by deed to be recorded of even date herewith.



which has the address of Fork Shoals Road, Simpsonville, South Carolina 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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