

FILED
GREENVILLE CO. S. C.

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DONNIE S. PARKERSLEY
R.M.C.

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MORTGAGE

THIS MORTGAGE is made this 2nd day of March 1983, between the Mortgagor, WILLIAM A. FLOYD (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").

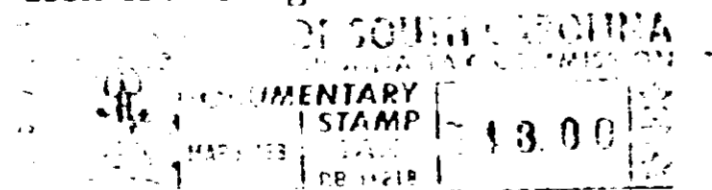
WHEREAS, Borrower is indebted to Lender in the principal sum of ONE HUNDRED TWENTY THOUSAND AND NO/100 (\$120,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 2, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 2, 1984.

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 those pieces, parcels or lots of land situate, lying and being in the State of South Carolina, County of Greenville, in Paris Mountain Township, being shown and designated as Lots Nos. 18, 19 and 20 on a plat of "BUXTON", which plat is recorded in the R.M.C. Office for Greenville County in Plat Book 4-N, at Pages 2, 3 and 4, and having, according to said plat, the following metes and bounds, to wit: BEGINNING at an iron pin on the southern side of Bromsgrove Drive at the intersection of Dronfield Drive and running thence with Dronfield Drive S. 1-20 W. 75.7 feet to an iron pin; thence S. 5-04 E. 80 feet to an iron pin, the joint rear corner of Lots Nos. 20 and 24; thence N. 74-45 E. 217.35 feet to an iron pin, joint rear corner of Lots Nos. 17 and 18; thence N. 60-0 W. 182.3 feet to an iron pin on Norwich Drive; thence N. 21-20 E. 75 feet to an iron pin; thence N. 52-55 E. 42.65 feet to an iron pin on Bromsgrove Drive; thence W. with said Drive N. 84-30 E. 104.3 feet to an iron pin; thence continuing with said Drive N. 79-23 E. 111 feet to an iron pin; thence with said Drive N. 77-17 E. 66 feet to an iron pin; thence S. 50-42 E. 30.7 feet to an iron pin, the point of Beginning.

ALSO: ALL that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, on the southerly side of Saluda Dam Road, containing 45 acres, more or less, being all that remaining parcel of property of William A. Floyd previously conveyed to him in Deed Book 654 at Page 153 and having a frontage of 300 feet, more or less, on Saluda Dam Road and bounded on the east by property conveyed to Vernon M. Mustian and Sarah B. Mustian by deed dated March 2, 1983.

Lots Nos. 18, 19 and 20 of Buxton Subdivision is the same property conveyed to Mortgagor by deed from Vernon M. Mustian and Sarah B. Mustian of even date to be recorded herewith. The remaining property containing 45 acres, more or less, is a portion of the property conveyed to the Mortgagor by deed of The South Carolina National Bank of Charleston, dated and recorded July 7, 1960, in Deed Book 654 at Page 153 in the R.M.C. Office for Greenville County, S. C.



1 Bromsgrove Drive Greenville
which has the address of (Street) (City)
South Carolina 29609 (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 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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