

GREENVILLE
JUN 16 3 40 PM '83
DONNIE S. WENLEY
R.M.C.

RE83-98
MORTGAGE

BOOK 1311 PAGE 854

THIS MORTGAGE is made this 14th day of June, 1983, between the Mortgagor, PARK PLACE, INC. (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").

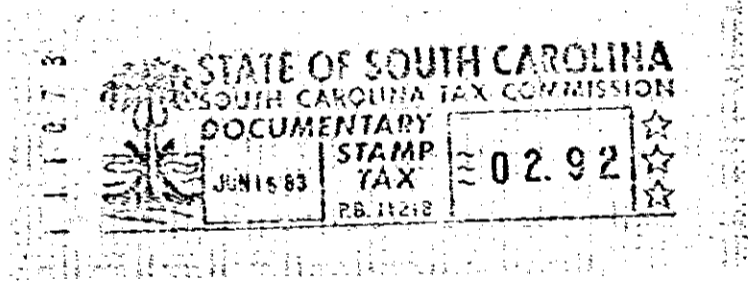
WHEREAS, Borrower is indebted to Lender in the principal sum of Seven-Thousand Two-Hundred Forty-One and 64/100ths (\$7,241.64) Dollars, which indebtedness is evidenced by Borrower's note dated June 14, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 12, 1983.

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 piece, parcel or lot of land known as Lot No. 5 on Plat prepared by W. R. Williams, Jr., Surveyor, of property of H. G. Duck Estate, Bates Township, Greenville County, State of South Carolina, dated May 1970, containing 1.49 acres, more or less, and according to said Plat, having the following metes and bounds, to-wit:

BEGINNING at a point in center of White Horse Road, Ext. and running N 59-39 W 600.0' to a corner I.P.; thence N 31-24 E 108.0' to an I.P. joining Lot No. 4; thence S 59-39 E 600.0' to center of said White Horse Road Ext.; thence S 31-24 W 108.0' to point of beginning.

This is the same as that conveyed to Park Place, Inc. by deed of Kenneth Duck by deed being dated and recorded concurrently herewith.



2 JUN 16 83 1127

which has the address of Lot 5 = 1.49 Acre White Horse Road, Extn. (Street) Greenville, S. C. (City) (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 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.

4.00CI

