

FILED GREENVILLE CO. S. C. MORTGAGE

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THIS MORTGAGE is made this fourteenth day of July 1983, between the Mortgagee, DONNE S. TALKER SLEYS, Margaret A. Ayers (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL BANK, F.S.B., 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").

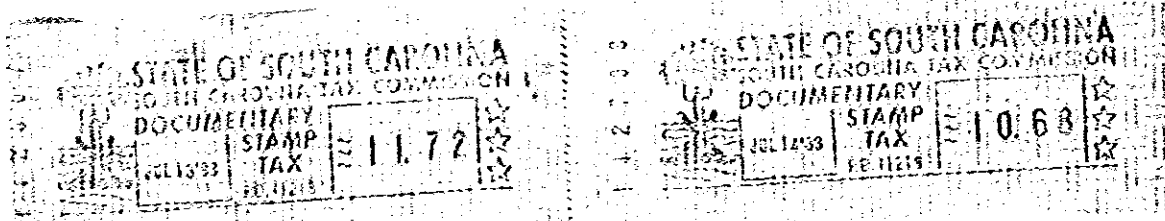
WHEREAS Borrower is indebted to Lender in the principal sum of Fifty-Six Thousand and NO/100 (\$56,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 14, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on six months from date of note

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 lying in the State of South Carolina, County of Greenville, being shown and designated as a portion of the property of Mrs. Eva Ellis Adams as shown on a plat thereof prepared by John C. Smith on October 8, 1973, and as shown on a survey of the property of Margaret A. Ayers by Carolina Surveying Company dated July 11, 1983, and according to said survey, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on Plant Street at the joint corner of property of Millard F. Adams and Amy L. Adams and property now or formerly owned by S. A. Smith and running thence along the joint line of said property S. 80-00 W. 97.1 feet to an iron pin; thence S. 17-00 W. 286.9 feet to an iron pin; thence N. 69-30 E. 275 feet to an iron pin; thence along the line of Plant Street N. 21-50 W. 210 feet to an iron pin on Plant Street, the beginning corner, and containing .95 acres, more or less.

Being the same property conveyed to Margaret A. Ayers by Millard F. Adams and Amy L. Adams by deed recorded in the RMC Office for Greenville County on May 17, 1983, in Deed Book 1188 at Page 363; and by a corrected deed from Millard F. Adams and Amy L. Adams dated July 13, 1983, and recorded in the RMC Office for Greenville County in Deed Book 1192 at Page 242 on July 13, 1983.



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which has the address of Route #14, Plant Street Greenville S.C., 29607 (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 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.