

MORTGAGE

Documentary Stamps are figured on
the amount financed \$ 57,708.00

THIS MORTGAGE is made this 8th day of July 1983 between the Mortgagor, Herbert E. Riddle Jr.

(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 Seven Thousand Seven Hundred Eight and no/100 (\$57,708.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 8, 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 July 15, 1993

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 with the buildings and improvements thereon situate, lying and being on the Southwest side of Altamont Road in Paris Mountain Township, Greenville County, South Carolina, containing 3.65 acres, and having, according to a survey made by Pickell & Pickell, Engineers, June 18, 1948, which plat is recorded in the P&C Office for Greenville County, SC, in Plat Book "T", at page 53, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southwestern side of Altamont Road (formerly old Hotel Road) at the intersection of said road with the Southerly side of roadway or entrance drive leading to Radio Station WFEC (formerly property of Piedmont Realty Corporation); thence along the Southerly side of said entrance drive, N 56-00 W 60 feet to an iron pin; thence S59-32 W 375 feet to an iron pin; thence S89-37 W 203 feet to an iron pin; thence S 22-00 E 366 feet to an iron pin; thence N 59-50 E 383 feet to an iron pin; thence continuing along same course N 59-50 E 250 feet to an iron pin on the Westerly side of Altamont Road; thence with the Westerly side of said road as the line, N 31-00 W 198 feet to the beginning corner.

This is the same property conveyed by deed of Sterling L. Smith, Executor & Trustee, to Herbert E. Riddle, Jr. dated April 16, 1975, and recorded April 16, 1975 in deed volume 1016, at page 897 at the P&C Office of Greenville County, SC.

which has the address of 649 Altamonte Road Greenville

SC (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.

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