

MORTGAGEE'S ADDRESS:
101 E. Washington Street
P.O. Box 1268
Greenville, S. C. 29602

AUG 18 3 04 PM '83

CONNIE R. M. C. 101 EAST WASHINGTON STREET GREENVILLE, S.C. 29602

MORTGAGE

THIS MORTGAGE is made this 18th day of August 1983 between the Mortgagor, NORMAN D. BAILEY AND JOY R. BAILEY (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL BANK, FSB 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 SEVENTY-TWO THOUSAND AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 18, 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 1, 2008.

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 all improvements thereon, or hereafter constructed thereon, situate lying and being in the State of South Carolina, County of Greenville, City of Greenville, and shown on a survey for Norman D. Bailey and Joy R. Bailey made by Carolina Surveying, recorded in Plat Book 9-1 at Page 96, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwestern side of Haywood Road 669 feet Northeast of the intersection of Airport Road and Haywood Road and running thence N. 38-13 W. 248.8 feet to an iron pin on the line of property now or formerly of Duke Power Co; thence with the line of said Duke Power Company property N. 73-45 E. 100.2 feet to an old pin; thence S. 38-58 E. 181.1 feet to an old pin on the Northwestern side of Haywood Road; thence along the Northwestern side of Haywood Road S. 34-12 W. 100 feet to the point of beginning.

Derivation: Deed Book 1127, Page 291 - Monsignor Andrew K. Gwynn, Inc. 6/11/80

which has the address of 525 Haywood Road Greenville
(Street) (City)
S. C. 29607 (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 and all claims, liens and encumbrances listed in a schedule of exceptions to coverage in any title insurance policy issued by a title insurance company on the Property.

SOUTH CAROLINA FIRST TRUST MORTGAGE INVESTMENT

101 EAST WASHINGTON STREET GREENVILLE, S.C. 29602

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