

ATTN: COMMERCIAL
LENDING DIVISION

FILED
GREENVILLE, CO. S. C.

MORTGAGE

BOOK 1632 PAGE 740

THIS MORTGAGE is made this 27th day of October 1983, between the Mortgagee, *Y. C. Holcombe and June D. Holcombe* (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 Thousand & no/100 (\$50,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 27, 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 December 1, 1988;

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 City and County of Greenville, State of South Carolina, being known and designated as Lot No. 1, Block D, of the Subdivision known as Fair Heights, a plat of which is recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book F at page 257, to which plat reference is specifically made for a more perfect description. *Less however, the strip from the front of the above described block heretofore conveyed to the South Carolina Highway Department for the widening of Laurens Road.*

COMMERCIAL LENDING DIVISION
AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION
101 EAST WASHINGTON STREET
GREENVILLE, SOUTH CAROLINA 29601

which has the address of 4 Bleckley Avenue, Laurens Road, Greenville, S. C. (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 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.

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