

FILED GREENVILLE CO. S.C. MORTGAGE

OCT 28 2 54 PM '83

THIS MORTGAGE is made, this 28th day of October 1983 between the Mortgagor DAVID T. BEACH (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL BANK, FSB (herein "Lender"), a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA.

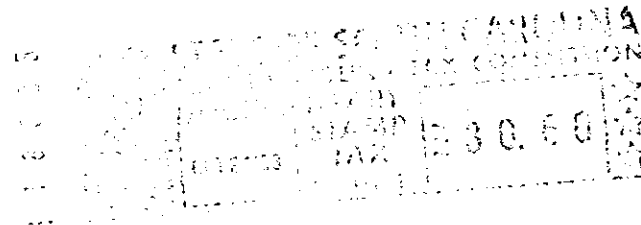
WHEREAS, Borrower is indebted to Lender in the principal sum of SEVENTY SIX THOUSAND FIVE HUNDRED & NO/100 (\$76,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 28, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 2013.

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, located at the northern intersection of Stallings Road and Timbertree Way, being shown and designated as Lot No. 37 on a plat entitled "PEBBLECREEK, Phase II, Section II," by Enwright Associates, Inc., dated June 16, 1978, and recorded in Greenville County Plat Book 7-C at Page 50, and being further shown on a more recent plat by Freeland & Associates, dated October 26, 1983, entitled "Property of David T. Beach", and recorded in Greenville County Plat Book 10-D at Page 54, and having, according to said more recent plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western edge of Stallings Road at the joint front corner with Lot 35, and running thence with the western edge of Stallings Road, S. 30-32 W. 68.35 feet to an iron pin at the intersection of Stallings Road with Timbertree Way; thence with the curve of said intersection, the chord of which is S. 75-32 W. 35.36 feet to an iron pin on the northern edge of Timbertree Way; thence with the northern edge of Timbertree Way, N. 59-28 W. 66.16 feet to an iron pin; thence continuing with Timbertree Way, N. 51-30-34 W. 68.62 feet to an iron pin at the joint front corner with Lot 36; thence with the joint line with Lot 36, N. 52-54-22 E. 145 feet to an iron pin at the joint rear corner with Lot 35; thence with the joint line with Lot 35, S. 33-41 E. 115.44 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagor herein by deed of David F. McAtee and Connie Sue V. McAtee, dated October 28, 1983, and recorded herewith.



which has the address of 2 Timbertree Way, Taylors, South Carolina, 29687 (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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