

ATTN: COMMERCIAL
LENDING DIVISION

GREENVILLE, S.C.
OCT 27 9 03 AM '83
R.M.C. HENSLEY

MORTGAGE

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THIS MORTGAGE is made this 27th day of October 1983, between the Mortgagor, HUGH R. DANIEL, III (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 Sixty Thousand and No/100 (\$60,000.00) 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 October 26, 1984.

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 tract of land with the buildings and improvements thereon, lying and being in Paris Mountain Township, about nine (9) miles North of the City of Greenville, and located to the East of Evins Road but not contiguous thereto and North of Pinecrest Drive but not contiguous thereto, containing 6.1 acres, More or Less, as shown on "Compiled Plat for Ruth H. Daniel, near Travelers Rest, Greenville Co." made by W. R. Williams, Jr. and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 10-A, Page 19, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin, joint corner of property now or formerly of Simonds Cutting Tools and running thence N. 19-15 E. 350.6 feet to an iron pin, corner of property now or formerly of Krieger; thence along the common line of Krieger the following courses and distances, to-wit: S. 63-15 E. 184.1 feet to an iron pin; N. 33-00 E. 330 feet to an iron pin; N. 2-00 W. 221.8 feet to an iron pin; N. 25-00 E. 221.8 feet to an iron pin; and S. 68-45 E. 528 feet to an iron pin, corner of property now or formerly of Kythas; thence along the line of Kythas and then Kolokithas S. 52-14 W. 940.7 feet to an iron pin; thence continuing with property now or formerly of Kolokithas S. 33-12 W. 163.5 feet to an iron pin; thence S. 78-04 W. 209.2 feet to an iron pin, the point of beginning.

ALSO: A right of ingress and egress over and through that area designated on said plat as a 30' drive which gives access to the above described 6.1 acre tract to Pinecrest Drive. This is an easement appurtenant to said tract and is for the benefit of the Mortgagor, his licensees, invitees, heirs, administrators, executors and assigns.

This is the same property conveyed to Mortgagor herein by deed of Ruth Hill Daniel dated October 7, 1983, and recorded October 10, 1983, in Deed Book 1198, page 114.

STAMP
TAX \$24.00

which has the address of Route 1, Pinecrest Drive, Travelers Rest, South Carolina 29690 (Street) (City) (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 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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