

FILED
GREENVILLE, S.C.
JUN 13 1983
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SLEY

MORTGAGE

THIS MORTGAGE is made this 7th day of December 1983, between the Mortgagor, DAVIDSON-VAUGHN, A South Carolina Partnership (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL BANK, F. S. B., 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").

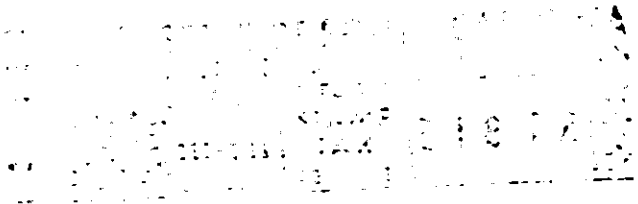
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-Six Thousand Eight Hundred and No/100 (\$46,800.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 7, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 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 lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Part Lot 75 and Part Lot 76 of Verdin Estates as shown on a plat prepared by Jones Engineering Service, dated December 5, 1983, entitled "Property of Davidson & Vaughn" and recorded in the RMC Office for Greenville County in Plat Book 10-F, Page 82, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin located 108.5 feet from Edith Drive, joint front corner of Part of Lot 75 and Part Lot 75 and running thence along the common line of the two parts of Lot 75, N 88-27 W 140.0 feet to an iron pin; thence turning and running N 1-33 E 88.3 feet to an iron pin; thence turning and running along the common line of Part Lot 76 and adjoining Part Lot 76, S 88-27 E 140.0 feet to an iron pin on the western side of Blakely Drive; thence turning and running S 1-33 W 88.6 feet to an iron pin, the point of beginning.

Part Lot 75 being the property conveyed to mortgagor herein by deed of Kenneth W. Dempsey and Deborah R. Dempsey by deed recorded in Deed Book _____, Page _____ on September 22, 1981. Part Lot 76 being a portion of the property conveyed to Jim Vaughn Associates by deed of Juster Enterprises, Inc. recorded 6-8-81, Deed Book 1149, Page 512 and said portion being conveyed this date to Davidson-Vaughn by deed of Jim Vaughn Associates, to be recorded of even date herewith.



which has the address of Part Lot 75, Part Lot 76, Blakely Drive, Verdin Estates, Mauldin, SC (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 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.

