

Return recorded mortgage to: Robert A. Clay, Attorney

DEC 23 12 10 PM '83
R.M.C. ASLEY

VOL 1841 PAGE 504

MORTGAGE

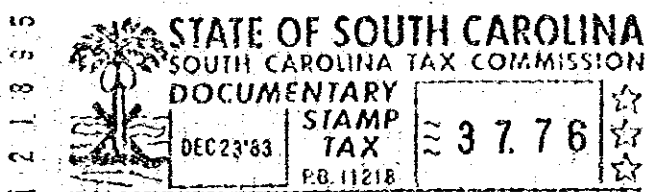
THIS MORTGAGE is made this 22nd day of December 1983, between the Mortgagor, H. K. SQUARE, PARTNERSHIP (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL BANK, FSB a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Ninety-Four Thousand, Four Hundred & No/100 (\$94,400.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 22, 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 January 1, 1999.

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 unit, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Unit No. 2HI and Unit No. 2HII of Riverside Condominium Office Park Horizontal Property Regime as is more fully described in Declaration (Master Deed) dated December 24, 1982 and recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 1179 at Page 529 through 608 inclusive on December 27, 1982 and rerecorded in Deed Volume 1181 at Page 866 through 948 inclusive on February 2, 1983, as amended by the First Amendment to Declaration (Master Deed) dated February 28, 1983 and recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 1183 at Page 278 on February 28, 1983 and survey and plot plan recorded with the First Amendment to Declaration (Master Deed) in Deed Book 1183 at Page 278.

This being the identical property conveyed by deed from Westminster Company unto H. K. Square, Partnership, by deed recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 1203 at Page 192, recorded on the 23 day of December, 1983.



which has the address of 880 S. Pleasantburg Drive, Greenville (City) S. C. 29604 (State and Zip Code) (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 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.

0504

4328-11-2

6
2 DE 23 83 1560