

ATTN: COMMERCIAL
LENDING DEPARTMENT

RECORDED
S.C.
H.H.C. TRIPLE

MORTGAGE

1984 PAGE 113

THIS MORTGAGE is made this 31st day of January 19 84, between the Mortgagor, Williams Street Development Corp. (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 Fifty Thousand and No/100 (\$50,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated January 31, 1984 (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 30, 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, together with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being on the Western side of Parkins Mill Road, in the City of Greenville, County of Greenville, State of South Carolina, being shown and designated as Lot No. 10 on plat of Parkins Knoll, prepared by Piedmont Engineers & Architects, dated May 18, 1973, and recorded in the RMC Office for Greenville County, South Carolina in Plat Book 5D, at Page 34, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Western side of Parkins Mill Road at the joint front corner of Lots Nos. 10 and 9, and running thence with the Western side of Parkins Mill Road, the following courses and distances; S. 2-06 W. 18.51 feet to an iron pin; thence S. 10-39 W. 150.6 feet to an iron pin; thence S. 21-35 W. 57.5 feet to an iron pin; thence S. 30-11 W. 94.1 feet to an iron pin; thence S. 39-43 W. 88.05 feet to an iron pin at the joint front corner of Lot No. 10 and property now or formerly of Duke Power Co.; thence with the joint line of Lot No. 10 and property now or formerly of Duke Power Co., the following courses and distances: N. 35-57 W. 339.2 feet to an iron pin; thence N. 38-04 W. 135.0 feet to an iron pin at the joint rear corner of Lots Nos. 10 and 9; thence with the joint line of said lots, S. 87-20 E 424.72 feet to the point of beginning.

This is the same property conveyed to the Mortgagor herein by deed of Parkins Knoll, Inc., dated September 28, 1982, and recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1174, at Page 816, on September 30, 1982

GCTO
-----3 JAS 31 84

STATE OF SOUTH CAROLINA
RECORDING TAX COMMISSION
STAMP
TAX \$ 20.00
JAN 31 1984

which has the address of Lot 10, Parkins Mill Road, Greenville, South Carolina (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.

74328-W-21