

FILED
GREENVILLE CO. S.C.

MORTGAGE

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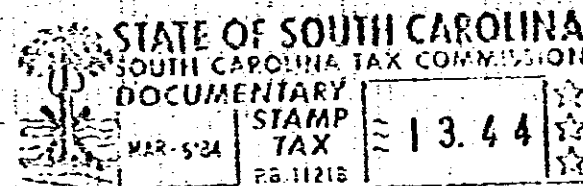
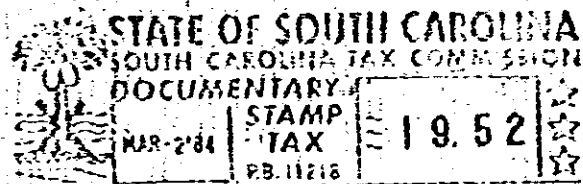
THIS MORTGAGE was made this 2nd day of March 1984, between the Mortgagee, AMERICAN FEDERAL BANK, FSB, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender"), and the Mortgagor, Jim Vaughn Associates, a South Carolina General Partnership (herein "Borrower"), and the Mortgagee.

WHEREAS, Borrower is indebted to Lender in the principal sum of Eighty-Two Thousand Four Hundred and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 2, 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 October 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 piece, parcel or lot of land with all buildings and improvements thereon, situate, lying and being on the northeastern side of Continental Drive in Greenville County, South Carolina being known and designated as Lot NO. 1 as shown on a plat entitled HUDSON PLACE made by Freeland & Associates dated November 8, 1983, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 10-C at Page 77, reference to said plat is hereby craved for the metes and bounds thereof.

The above property is the same property conveyed to Jim Vaughn Associates a South Carolina General Partnership by deed of St. Peter's Church Episcopal - Greenville, an eleemosynary corporation, to be recorded herewith.



which has the address of Lot 1 Continental Drive, 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 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.

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