

ATTN: COMMERCIAL
LENDING DIVISION

FILED
GREENVILLE, S.C. MORTGAGE

VOL 1852 PAGE 297

MAR 15 4 30 PM '84

THIS MORTGAGE is made this 15th day of March 1984, between the Mortgagor, SHIRLEY E. DUVALL (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").

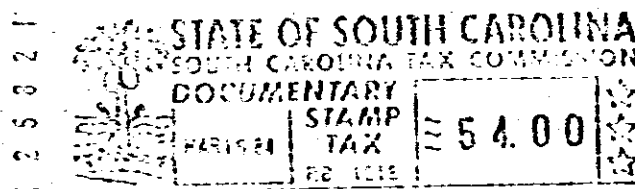
WHEREAS, Borrower is indebted to Lender in the principal sum of ONE HUNDRED THIRTY FIVE THOUSAND AND NO/100 (\$135,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 15, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 15, 1985

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: in Butler Township on the northern side of Roper Mountain Road containing 6.98 acres according to a plat made by C. O. Riddle, dated March, 1956 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Roper Mountain Road at the joint corner of property herein conveyed and Anderson property and running thence N. 35-00 W., 294.10 feet to a stone; thence N. 12-14 W., 272.5 feet to an iron pin; thence N. 41-41 E., 257 feet to an iron pin; thence S. 86-27 E., 202.8 feet to an iron pin; thence S. 16-10 E., 910 feet to an iron pin in the center of Roper Mountain Road; thence along the center of Roper Mountain Road, N. 65 W., 442.1 feet to the point and place of beginning.

LESS HOWEVER AND EXCEPTING THEREFROM: That portion of the property being approximately .65 acres, more or less, conveyed to Stephen H. Perry and Katherine R. Perry, recorded in the RMC Office for Greenville County in Deed Book 1186 at Page 312 on April 13, 1983.

This being a portion of the same property conveyed to the Mortgagor herein by deed of Bess G. Kirkland, Jr. and Bess G. Kirkland as Executors of the Estate of Fletcher L. Kirkland, Sr., recorded in the RMC Office for Greenville County in Deed Book 957 at Page 253 on October 6, 1972.



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which has the address of Route # 2, Roper Mountain Road, Greenville, S.C.,
[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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