

FILED
GREENVILLE CO. S.C.

MORTGAGE

MAR 20 4 41 PM '84
THIS MORTGAGE is made this 20th day of March 1984, between DONALD S. MOSELEY, R.H.C. Elaine B. Alexander (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").

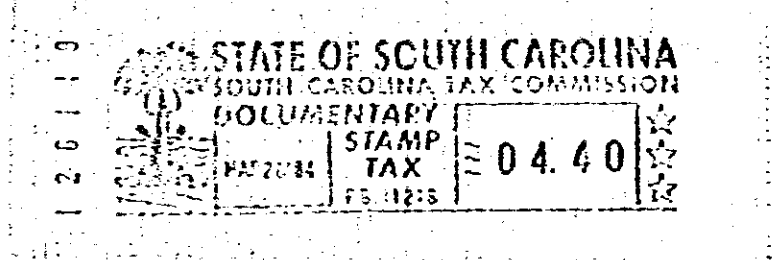
WHEREAS, Borrower is indebted to Lender in the principal sum of Eleven Thousand no Hundred Dollars And No/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 13, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 1994

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, with all improvements thereon, situate, lying, and being in the County of Greenville, State of South Carolina, and being shown as .35 acres on plat prepared by Freeland and Associates dated March 13, 1984, said plat being recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 10J, Page 94, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Batson Road approximately 1,134 feet of the intersection of Batson Road and Cedar Lane Road, and running thence along Batson Road N 68-29 E 99.62 feet to an iron pin; thence, continuing along Batson Road N 77-21 E 35.43 feet to an iron pin; thence leaving Batson Road and running S 17-45 E 168.45 feet to an iron pin; thence S 80-02 W 51.08 feet to an iron pin; thence N 45-45 W 179.12 feet to an iron pin on Batson Road being the point of beginning.

DERIVATION: This being the same property conveyed to Mortgagor herein by deed of Harold M. Batson and Helen B. Pardue as recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1208, Page 599, on March 20, 1984.



which has the address of 110 Batson Drive, Greenville, S. C. 29611 (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.