

MORTGAGE

THIS MORTGAGE is made this 9th day of April 1984, between the Mortgagor, TOWNES B. JOHNSON COMPANY, INC. (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").

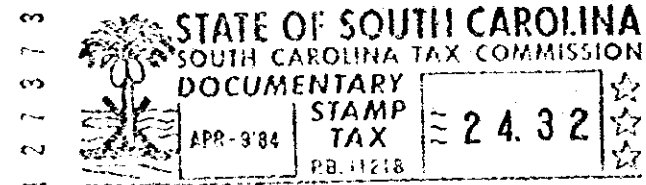
WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty Thousand Eight Hundred and No/100 (\$60,800.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 9, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 9, 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 in the County of Greenville, State of South Carolina, on the Northern side of Doverdale Road, being known and designated as Lot No. 116 as shown on plat of Brookfield East, Section II, dated March 13, 1981, revised May 12, 1981, prepared by Heaner Engineering Co., Inc., and recorded in the RMC Office for Greenville County, S. C. in Plat Book 8P, at Page 1, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Northern side of Doverdale Road, at the joint front corner of Lots Nos. 116 and 117, and running thence with the joint line of said lots, N. 15-58 E. 150.00 feet to an iron pin in the line of Lot No. 118; thence with the line of Lot No. 118, S. 76-02 E. 90.00 feet to an iron pin at the joint rear corner of Lots Nos. 112, 113, 115, and 116; thence with the joint line of Lots Nos. 115 and 116, S. 15-58 W. 150.00 feet to an iron pin on the Northern side of Doverdale Road; thence with the Northern side of Doverdale Road, N. 76-02 W. 90.00 feet to the point of beginning.

This is the same property conveyed to the Mortgagor herein by deed of Dee A. Smith Company, Inc. and The Vista Co., Inc., dated April 9, 1984, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 121D, at Page 1A3, on April 9, 1984.



which has the address of Lot 116, Doverdale Road Greenville, S. C. 29607 (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.

2 APO 84 1392 4.0001

