

ATTN: COMMERCIAL LENDING DIVISION

MORTGAGE

Vol 1862 No 868

THIS MORTGAGE is made this 13th day of MAY 1984 between the Mortgagor, DELTA QRF PROPERTIES, A SOUTH CAROLINA GENERAL PARTNERSHIP (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 Forty Five Thousand and No/100 (\$45,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 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 May 30, 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 piece, parcel or lot of land situate, and lying and being in Greenville County, South Carolina, being known as Lot #33F, Morgan Hill Addition, plat of which is recorded in the RMC Office for Greenville County, S.C. in Plat Book A, at Page 69 and according to said plat having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of Morgan Street at the joint front corner of Lots 33F and 33E and running thence with the joint line of said lots, N. 7-15 W. 200 feet to an iron pin; thence S. 82-45 W. 60 feet to an iron pin; thence 7-15 E. 200 feet to an iron pin on the northern side of Morgan Street, thence running with said Street N. 82-45 E. 60 feet to the point of beginning.

This is the same property conveyed to the Mortgagor herein by deed of Preston C. Blackstock (same as P. C. Blackstock) and Margaret Blackstock, dated May 15, 1984 and recorded in the RMC Office for Greenville County, S.C. in Deed Book 1212, at Page 706, on May 16th, 1984.

ALSO: ALL of that lot of land with the buildings and improvements thereon in Greenville Township, Greenville County, State of South Carolina, near the City of Greenville, and being known and designated as Lot No. 32 as shown on plat of Morgan Hill Addition, and recorded in the RMC Office for Greenville County, S.C. in Plat Book A, at Pages 68 and 69; with said lot having a frontage of 60 feet on Morgan Street and a depth of 200 feet.

This is the same property conveyed to the Mortgagor herein by deed of Preston C. Blackstock (same as P. C. Blackstock) and Margaret Blackstock, dated May 15, 1984 and recorded in the RMC Office for Greenville County, S.C. in Deed Book 1212, at Page 706, on May 16th, 1984.

ALSO: ALL those certain pieces, parcels, or lots of land in the County of Greenville, State of South Carolina, on Morgan Street, being shown and designated as Lots No. 33 E and 33 D on plat of Morgan Hill Addition,

(see addendum attached hereto) POST OFFICE BOX 2291, Greenville, South Carolina which has the address of (Street) (City) 29602 (State and Zip Code) (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.

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