

ATTN: COMMERCIAL LENDING DIVISION

MORTGAGE

FILED MAY 15 2 29 PM '84 S.C.

THIS MORTGAGE is made this 16th day of MAY 1984, between the Mortgagor, WILLIAMS STREET DEVELOPMENT CORP. (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").

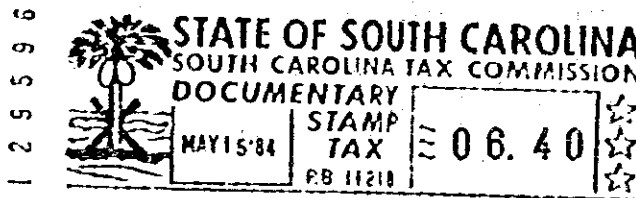
WHEREAS, Borrower is indebted to Lender in the principal sum of Sixteen Thousand and No/100 (\$16,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 16, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 12, 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 on the Northeastern side of Dewberry Lane, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 180 as shown on plat of Dove Tree Subdivision, dated September 18, 1972, revised March 29, 1973, prepared by Piedmont Engineers and Architects, recorded in Plat Book 4-X, at Pages 21, 22 and 23, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Northeastern side of Dewberry Lane, at the joint front corner of Lots Nos. 179 and 180, and running thence with the line of Lot No. 179, N. 43-31 E. 160 feet to an iron pin at the joint rear corner of Lots Nos. 179 and 180; thence with the line of Lot No. 175, S. 46-29 E. 125 feet to an iron pin in the line of Lot No. 151; thence with the line of Lots Nos. 150 and 151; S. 43-31 W. 160 feet to an iron pin on the Northeastern side of Dewberry Lane; thence with said Lane, N. 46-29 W. 125 feet to the point of beginning.

This is the same property conveyed to the Mortgagor herein by deed of John W. Baucum and Frances R. Baucum, dated May 15, 1984 and recorded in the RMC Office for Greenville County, S.C. in Deed Book 1212, at Page 742, on May 16, 1984.



which has the address of P.O. Box 10375, Greenville, S.C. 29603 (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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