

MORTGAGE

THIS MORTGAGE is made this 25th day of June 1984, between the Mortgagor, William B. S. Pressly and Vicki H. Pressly (herein "Borrower"), and the Mortgagee, American Federal Bank, F.S.B. a corporation organized and existing under the laws of the United States whose address is 101 East Washington Street, Greenville, SC 29601 (herein "Lender").

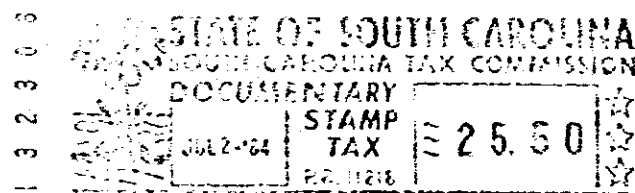
WHEREAS Borrower is indebted to Lender in the principal sum of Eighty-Five Thousand and No/100ths (\$85,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 25, 1984 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 2014

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, lying and being on the eastern side of Hammett Road at the intersection of Hammett Road and Breton Road being a portion of Lot No. 156 of River Downs as shown on plat entitled Property of William B. S. Pressly and Vicki H. Pressly made by Freeland & Associates dated June 27, 1984 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Hammett Road at the joint front corner of Lots Nos. 155 and 156; thence with the common line of said lots, S. 50-51 E. 237.45 feet to an iron pin; thence with the creek as the line as follows: S. 36-18 W. 51.33 feet to an iron pin; S. 78-47 W. 102.87 feet to an iron pin and S. 44-10 W. 41.0 feet to an iron pin on the northern side of Breton Drive; thence with the northern side of Breton Drive, N. 56-57 W. 75.44 feet to an iron pin and N. 55-02 W. 71.22 feet to an iron pin at the intersection of Breton Drive and Hammett Road; thence with said intersection N. 7-56 W. 34 feet to an iron pin on the eastern side of Hammett Road; thence with the eastern side of Hammett Road, N. 39-12 E. 161.4 feet to an iron pin, the point of beginning.

The above described property is a portion of the property conveyed to the mortgagors by deed of Thomas E. Bradley and Linda C. Bradley recorded July 9, 1983 in Deed Book 1169, Page 894.



which has the address of 310 Hammett Road, Greer, S.C. 29651 (City) (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 seized 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 JUL 02 84 1321

6-0001