

MORTGAGE

VOL. 1675 PAGE 614

THIS MORTGAGE is made this 2nd day of August, 1984, between the Mortgagor, BOB MAXWELL BUILDERS, 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").

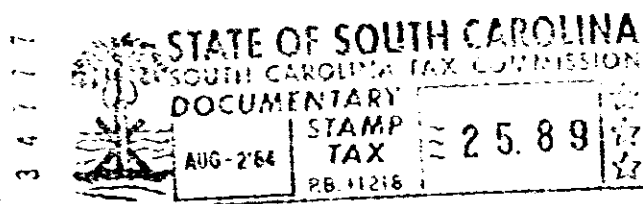
WHEREAS, Borrower is indebted to Lender in the principal sum of Eighty-six Thousand Three Hundred and No/100 (\$86,300.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 2, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 1985.

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 at the intersection of Rosebud Court and Rosebud Lane, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 347 as shown on a plat of Section 13, Devenger Place, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 8-P at page 12, and having, according to said plat and a more recent plat entitled "Property of Bob Maxwell Builders, Inc.", dated July, 1984, prepared by Dalton & Neves Co., Inc., Engineers, the following metes and bounds:

BEGINNING at an iron pin on the Northern side of Rosebud Lane at the joint front corner of Lots Nos. 346 and 347, and running thence with the curve of the Northern side of Rosebud Lane, the chord of which is S. 56-57 W. 78.75 feet to an iron pin at the intersection of Rosebud Lane and Rosebud Court; thence with said intersection N. 88-59 W. 36.24 feet to an iron pin on the Northeastern side of Rosebud Court; thence with the Northeastern side of Rosebud Court N. 45-26 W. 106.6 feet to an iron pin; thence with the line of property known as Section No. 15, Devenger Place, N. 53-00 E. 152.31 feet to an iron pin at the joint rear corner of Lots Nos. 346 and 347; thence with the line of Lot No. 346 S. 24-29 E. 136.42 feet to the point of beginning.

This is the identical property conveyed to the Mortgagor herein by deed of Julian Road Developers, dated July 27, 1984, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1218 at page 526, on August 2, 1984.



which has the address of Lot 347, Rosebud Lane Greer, South Carolina 29651 (herein "Property Address");
[Street] [City] [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.

