



MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 89,307.52

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THIS MORTGAGE is made this 31st day of July 1984, between the Mortgagor, Lawler-Shoemaker Resources, (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 Nine Thousand Three Hundred Seven Dollars & 52/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 31, 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 August 30, 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:

BEGINNING at a railroad spike in Tanner Road, said railroad spike 480 feet, more or less, south of the intersection of Riddle Road and running thence along the line of the within described property and property now or formerly of Monteith, M.D. and property of Saddle Horse Farms Subdivision, S. 74-08 W for a total distance of 1315.10 feet to an iron pin; thence turning and running along property, now or formerly, of A.D. Tanner, N 10-53 W 259.40 feet to an old stone; thence turning and running stoll along property of Tanner, N 51-30 E for a total distance of 1387.44 feet to a nail and cap in Tanner Road; thence turning and running S 16-44 E 792.36 feet to a railroad spike, the point of beginning.

This is that same property conveyed by deed of C. Eugene Chandler to Lawler-Shoemaker Resources, a Partnership, dated March 26, 1984, recorded March 27, 1984, in Volume 1654, at Page 36, in the R.M.C. Office for Greenville County.

which has the address of Tanner Rd. Simpsonville, S.C. 29681 (herein "Property Address");

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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.

REB 6

4328-W-21