

GREENVILLE S.C.
OCT 11 3 35 PM '84
MORTGAGE

THIS MORTGAGE is made (this 2nd day of October 1984, between the Mortgagor, Clyde Chapman (herein "Borrower"), and the Mortgagee, American Federal Bank, FSB, a corporation organized and existing under the laws of United State, whose address is P. O. Box 1268, Greenville, South Carolina 29602 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty thousand and no/100 (\$20,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 30, 1984

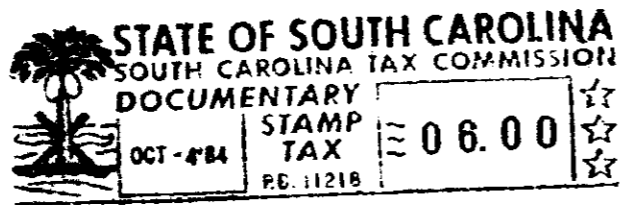
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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:

ALL that certain piece, parcel and lot of land situate, lying and being near lands now or formerly owned by American Spinning Company near the City of Greenville, in Greenville County, South Carolina on Hammett Street and known and designated as Lot No. 2 on plat of said property prepared by William A. Hudson and described as follows:

BEGINNING at a stake on Hammett Street and running thence along said street N. 49-1/4 E., 53-1/2 feet to a stake on said street; thence N. 69-1/2 W., 131 feet along line of Lot No. 3 to a stake; thence S. 26 W., 48 feet along line of Lot No. 5 (known as the Bradshaw lot, now or formerly belonging to William B. Tate) to a stake; thence S. 69-1/2 E., 117-1/2 feet, more or less, to the beginning corner.

The above described property is the same acquired by the Mortgagor by deed from Anthony Hogan, et al. recorded of even date herewith.

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which has the address of #1 Hammett Street, Greenville, South Carolina 29609 (Street) (City) (herein "Property Address"); (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.

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