

Mortgagee's Mailing Address:  
P. O. Box 1268  
Greenville, S. C. 29602

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GREENVILLE CO. S.C.  
DEC 20 3 35 PM '84  
DONNIE S. LAWERSLEY  
R.M.C.

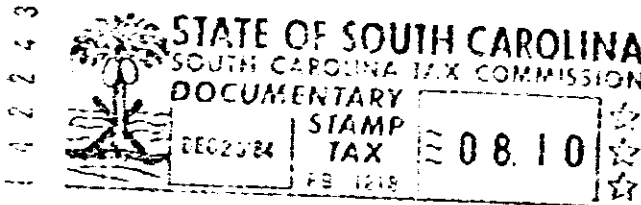
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### MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on December 20, 19.84. The mortgagor is Wm. Benk & Associates, a South Carolina General Partnership ("Borrower"). This Security Instrument is given to AMERICAN FEDERAL BANK, FSB, which is organized and existing under the laws of THE UNITED STATES OF AMERICA, and whose address is POST OFFICE BOX 1268, GREENVILLE, SOUTH CAROLINA 29602 ("Lender"). Borrower owes Lender the principal sum of Twenty Seven Thousand and NO/100 Dollars (U.S. \$ 27,000.00). This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on January 1, 2015. This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in Greenville County, South Carolina:

ALL that certain piece, parcel or unit, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Unit No. 16-J of Yorktown Horizontal Property Regime as is more fully described in Master Deed recorded on August 13, 1980 in the RMC Office for Greenville County in Deed Book 1131 at Pages 70 through 133, inclusive.

This being the same property conveyed to the mortgagor herein by deed of American Service Corporation of S. C. of even date and to be recorded herewith.



which has the address of Unit No. 16-J, Yorktown Condominiums, Greenville, South Carolina 29615 ("Property Address");

TO HAVE AND TO HOLD such property 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 rights and stock and all fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument 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 and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

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