

GREENVILLE
FILED
MAY 6 11 10 AM '83
DONNIE S. HENSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 2nd day of May, 19 83, between the Mortgagor, William A. Leslie, III and Beth B. Leslie (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, 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").

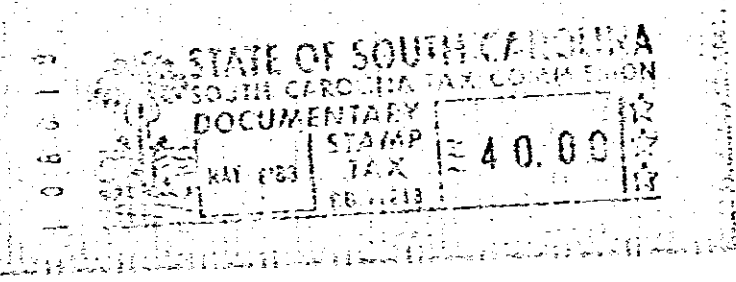
WHEREAS, Borrower is indebted to Lender in the principal sum of One Hundred Thousand and No/100 (\$100,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 2, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 2013.

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 or lot of land with the buildings and improvements thereon lying and being on the easterly side of Rockwood Drive, in the City of Greenville, South Carolina, and being designated as Lot No. 8 on plat entitled "Section 1, Meyers Park, as amended" and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the easterly side of Rockwood Drive, joint front corner of Lots 7 and 8 and running thence along common line of said lots S 68-42 E 149.25 feet to an iron pin; thence S 7-59 W 123.14 feet to an iron pin; joint rear corner of Lots 8 and 9; thence along common line of said lots N 68-45 W 177.61 feet to an iron pin on the easterly side of Rockwood Drive; thence along said Drive N 21-18 E 120 feet to an iron pin; the point of beginning.

Being the same property conveyed to mortgagors herein by deed of HBA Properties, Inc. dated and recorded June 10, 1977 in Deed Book 1058 at page 298, office of the RMC for Greenville County, S. C.



which has the address of Rockwood Drive, Greenville, S. C. 29605 (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.