

GREENVILLE
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MORTGAGE

BOOK 1614 PAGE 822

THIS MORTGAGE is made this 6th day of July, 1983, between the Mortgagor, Bill Fuller Builders, INC. Bank, F.S.B. (herein "Borrower"), and the Mortgagee, American Federal, a corporation organized and existing under the laws of UNITED STATES OF AMERICA, whose address is 101 East Washington Street, Greenville, SC 29602 (herein "Lender").

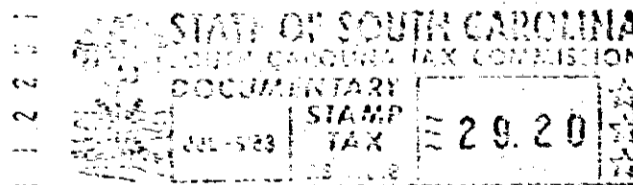
WHEREAS, Borrower is indebted to Lender in the principal sum of Seventy-Three Thousand and no/100 (\$73,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 6, 1983 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on January 1, 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 piece, parcel or lot of land situate, lying and being at the intersection of Rosebud Lane and Rosebud Court in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 358 on a plat entitled "Devenger Place, Section 13", recorded in the RMC Office for Greenville County in Plat Book 8-P, at page 12, and having, according to a more recent plat entitled "Property of Bill Fuller Builders, Inc.", prepared by Dalton & Neves Co., dated June, 1983, the following metes and bounds:

BEGINNING at an iron pin on the northwestern side of Rosebud Lane at the joint front corner of the property herein conveyed and undeveloped property of Devenger Place Subdivision, and running thence N. 22-59 W. 136 feet to an iron pin in the line of Lot No. 357; thence with the line of Lot No. 357 N. 64-30 E. 89.04 feet to an iron pin on the southern side of Rosebud Court; thence with the southern side of Rosebud Court S. 45-26 E. 104.1 feet to an iron pin at the intersection of Rosebud Court and Rosebud Lane; thence S. 1-01 W. 34.45 feet to an iron pin on the northwestern side of Rosebud Lane; thence with the northwestern side of Rosebud Lane the following courses and distances: S. 47-28 W. 20 feet to an iron pin, thence S. 55-26 W. 47 feet to an iron pin; thence S. 71-30 W. 50 feet to the point of beginning.

This is the identical property conveyed to the Mortgagor herein by deed of Julian Road Developers, dated July 1st, 1983, and recorded in the RMC Office for Greenville County in Deed Book 1191, at page 789, on July 6, 1983.



which has the address of Lot 358, Intersection Rosebud Lane & Rosebud Court, Greer, (Street) (City)

S. C. 29651 (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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