

MORTGAGE

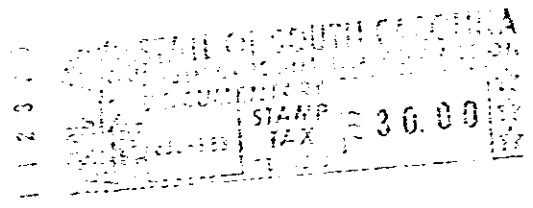
THIS MORTGAGE is made this 8th day of July 19 83, between the Mortgagor, S. GEORGE W. DAVENPORT AND D. DENBY DAVENPORT, JR., (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Seventy-five Thousand and No/100 (\$75,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 8, 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 July 8, 1989.

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 of that certain piece, parcel or tract of land in the State of South Carolina, Greenville County, Chick Springs Township, City of Greer, lying on the north side of Wade Hampton Boulevard (U.S. Highway No. 29) being shown and designated as Tract No. C on a plat of Burgiss Hills, Section IV, prepared by H. S. Brockman, Registered Land Surveyor, dated March 24, 1966, amended May 4, 1966, and recorded in the R.M.C. Office for Greenville County in Plat Book BBB, at Page 190. For a more detailed description of this tract, specific reference is made to the aforementioned plat.

This is the identical property conveyed to the Mortgagors herein by deed from D. & D. Motors, Inc., dated July 8, 1983, to be recorded herewith in the R.M.C. Office for Greenville County, South Carolina.



which has the address of Wade Hampton Boulevard, Burgiss Hills, Section IV, Greer, South Carolina 29651 (herein "Property Address");

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 seized 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.

