

FILED
GREENVILLE CO. S. C.

MORTGAGE

BOOK 1632 PAGE 143

OCT 24 4 31 PM '83

THIS MORTGAGE issued this 24th day of October 1983, between the Mortgagor, E. Croft Bradley, Jr. and Betty P. Bradley (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL BANK, F. S. B., 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").

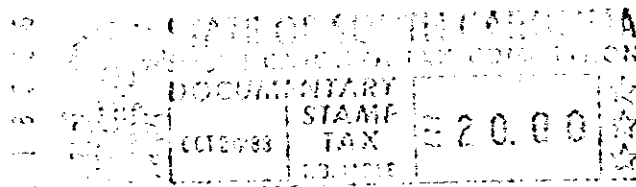
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty Thousand & No/100 (\$50,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 24, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 1988

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, situate, lying and being on Highway No. 29 leading from Greenville, S. C. to Taylors, S. C., and being Lot No. 2 of a survey made by R. E. Dalton, in January 1941, and being more particularly described as follows:

BEGINNING at a pin on the northwestern side of Super U. S. Highway No. 29, at corner of lot now or formerly of Ola Mae Nichols, and running thence with the northwestern side of Super U. S. Highway No. 29 N. 43 E. 73.2 feet to pin; thence S. 41-50 E. 15 feet to an iron pin; thence with the northwestern side of said Super Highway N. 43 E. 43 feet to iron pin, corner of property now or formerly of James M. Edwards; thence with the line of said property N. 47 W. 215 feet to an iron pin; thence continuing with the line of said Edwards property S. 43 W. 102.9 feet to an iron pin, corner of Lot No. 1 (Ola Mae Nichols lot); thence with the line of said lot S. 43-33 E. 200.4 feet to the point of beginning. This is shown on the Greater Greenville Block Book as Lot 10, of Block 5, at Page P-15.

This is the identical property conveyed to the Mortgagors herein by deed of Mattie H. Serris dated October 22, 1983 and recorded in the RMC Office for Greenville County, South Carolina on October 24, 1983 in Deed Book 1199, at Page 115.



which has the address of 2505 Wade Hampton Blvd. Greenville, S. C. 29615 (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 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.

400 8 21801

01410

4328-172