

MORTGAGE

BOOK 1633 PAGE 692

REC. S.C.
RILEY
R.M.C.

THIS MORTGAGE is made this Thirty-First day of October 1983, between the Mortgagor, Charles W. Potts, d/b/a Investors Limited and Charles W. Potts, Individually (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").

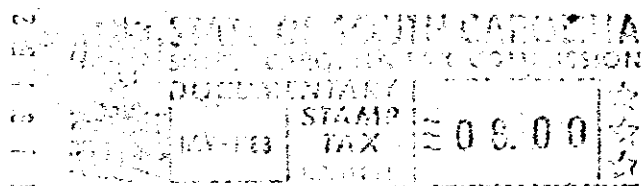
WHEREAS, Borrower is indebted to Lender in the principal sum of TWENTY THOUSAND AND NO/100 (\$20,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 31, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 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 situate, lying and being in the State of South Carolina, County of Greenville, near the City of Greenville, being on the southerly side of Echols Drive and shown as Lot No. 28 on plat of property of ELIZABETH E. VOYLES, as recorded in the RMC Office for Greenville County in Plat Book Y at Page 73; being more particularly described on plat entitled "PROPERTY OF CHARLES W. POTTS d/b/a Investors Limited" prepared by R. B. Bruce, RLS, and recorded in the RMC Office for Greenville County in Plat Book 10-0 at Page 67 of even date herewith. Said plat being craved for the specific metes and bounds as appear thereon.

This being the same property conveyed to Mortgagor herein by deed of Derrill W. Crain and Nancy H. Crain dated October 31, 1983, and recorded in the RMC Office for Greenville County in Deed Book 1155 at Page 655 of even date herewith.

This conveyance is subject to all restrictions, setback lines, roadways, easements, and rights-of-way, if any, appearing of record, on the premises or on the recorded plat(s), which affect the property hereinabove described.



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which has the address of 6 Echols Drive Greenville, South Carolina 29605 (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.

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