

GREENVILLE S.C.
JAN 11 3 52 PM '84
ATTN: COMPTROLLER
LENDING DIVISION
R.M.C.

MORTGAGE

VOL 1643 PAGE 601

THIS MORTGAGE is made this... 10th ... day of... January...
19.84., between the Mortgagor, CAPERS PLACE PARTNERSHIP
(herein "Borrower"), and the Mortgagee,
AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION
under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON
STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

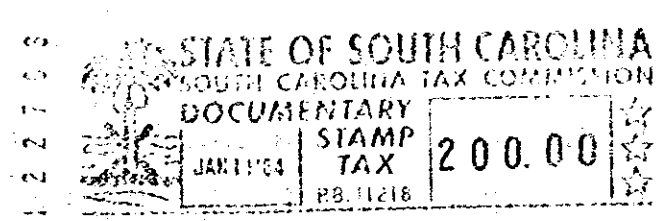
WHEREAS, Borrower is indebted to Lender in the principal sum of FIVE HUNDRED THOUSAND AND NO/100
(\$500,000.00) Dollars, which indebtedness is evidenced by Borrower's note
dated January 10, 1984 (herein "Note"), providing for monthly installments of principal and interest,
with the balance of the indebtedness, if not sooner paid, due and payable on July 8, 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 certain piece, parcel or lot of land located in the County of
Greenville, State of South Carolina, lying and being in the City of Greenville,
being known and designated as Lots No. 59, 60 and 61 on plat of property of
Crescent Terrace dated July 1919, said Plat being recorded in the RMC Office
of Greenville County in Plat Book E at Page 137, and having, according to said
plat, the following metes and bounds, to-wit:

BEGINNING at a stake on Augusta Street (now Augusta Road), which point is
78 feet from the intersection of Augusta Road and Capers Street, and running
thence, N. 43-39 E. 200 feet to a stake; thence N. 16-08 W. 87.3 feet to a
stake; thence N. 2-08 W. 41.7 feet to a stake; thence N. 84-0 W. 193.3 feet
to a stake on the east side of Capers Street; running thence along the east
side of Capers Street S. 5-41 E. 241.5 feet to an iron pin on the east intersection
of Capers Street and Augusta Road; thence along August Road (formerly Augusta Street)
S. 46-21 E. 78 feet to a stake, the point of Beginning.

This is a part of the same property conveyed to the Mortgagor by deed of Sophie
S. Francis, Della Syracuse Simon, and Marguerite Syracuse Jones as recorded in the
R.M.C. Office for Greenville County in Deed Book 1198, at Page 844 on October 19,
1983.



which has the address of... P.O. Drawer 5927... Greenville...
[Street] [City]
S.C. 29606 (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 improve-
ments 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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