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GREENVILLE, S.C.
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DUNN & WILSON
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MORTGAGE

VOL 1645 PAGE 987

THIS MORTGAGE is made this 5th day of January 1984, between the Mortgagor, Robert A. Bailey and F. Towers Rice (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 One Hundred Thirty Five Thousand & No/100 (\$135,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated January 5, 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 August 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 Altamont Road and Altamont Court, in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 1 on a plat entitled "Rockwold, Phase I", prepared by Freeland & Associates, dated February 19, 1980, and recorded in the RMC Office for Greenville County in Plat Book 7X, at Page 21, and having according to a more recent survey entitled "Survey for Robert A. Bailey and F. Towers Rice, dated December 30, 1983, prepared by Jeffery M. Plumblee, Inc., Land Surveying, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Altamont Court at the joint corner of Lots Nos. 1 and 4, and running thence with the line of Lot No. 4 S. 31-28 E. 88.5 feet to an iron pin in the line of property now or formerly of Harrell & Causey; thence with the line of Harrell & Causey S. 52-47 W. 109.4 feet to an iron pin; thence continuing with said line S. 42-40 W. 167.6 feet to an iron pin on the eastern side of Altamont Road; thence with the eastern side of Altamont Road N. 11-47 W. 202.6 feet to an iron pin at the intersection of Altamont Road and Altamont Court; thence N. 42-49 E. 37.2 feet to an iron pin on the southern side of Altamont Court; thence with the southern side of Altamont Court, the following courses and distances: N. 84-41 E. 48.5 feet; thence N. 74-01 E. 127.0 feet to the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of Rockwold Developers, Limited Partnership, dated January 5, 1984 and recorded in the RMC Office for Greenville County, South Carolina on January 5, 1984 in Deed Book 1205, at Page 385.

which has the address of Route 12, Altamont Road, Greenville, S. C. 29609 (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.

SOUTH CAROLINA DOCUMENTARY TAX STAMP JAN 31 1984 \$54.00

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