

FILED
GREENVILLE, S.C.

MORTGAGE

VOL 1653 PAGE 97

MAR 21 1 50 PM '84
THIS MORTGAGE is made this 20th day of March, 1984, between the Mortgagor, Hasmukh P. Rama, R.M.C. (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL BANK, FSB, 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 Seventy Five Thousand and No/100 (\$175,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 20, 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 April 1, 2002;

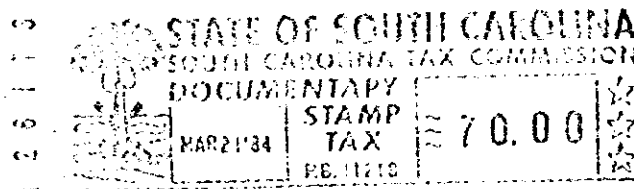
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 unit, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Unit Nos. BI and II and GI and II of Riverside Condominium Office Park Horizontal Property Regime as is more fully described in Declaration (Master Deed) dated December 27, 1982 and recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 1179 at Page 529*, and survey and plot plan recorded in the R.M.C. Office for Greenville County in Plat Book 9-J at Page 20-21.

This conveyance is made subject to all restrictions and easements as set out in the Declaration (Master Deed), Exhibits and Appendices thereto, recorded plats or as may appear on the premises.

* and rerecorded in Book 1181, page 866,

This being the identical property conveyed to the Mortgagor by deed of Westminster Company dated March 20, 1984, said deed to be recorded herewith.



which has the address of Units BI and II and GI and II, Riverside Condominium, South Pleasantburg Drive, Greenville, S.C. (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.

10811 8009 11801

0093

74328-102