

FILED
GREENVILLE CO. S. C.

DEC 9 3 44 PM '83

MORTGAGE

BOOK 86 PAGE 172
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DONNIE S. TAMBULEY
S.M.C.

THIS MORTGAGE is made this 7th day of December 1983, between the Mortgagor, DAVIDSON-VAUGHN, A South Carolina Partnership (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 Forty-Six Thousand Eight Hundred and No/100 (\$46,800.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 7, 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 July 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 certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Part Lot 75 and Part Lot 76 of Verdin Estates as shown on a plat prepared by Jones Engineering Service, dated December 5, 1983, entitled "Property of Davidson & Vaughn" and recorded in the RMC Office for Greenville County in Plat Book 10-E, Page 82, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin located 108.5 feet from Edith Drive, joint front corner of Part of Lot 75 and Part Lot 75 and running thence along the common line of the two parts of Lot 75, N 88-27 W 140.0 feet to an iron pin; thence turning and running N 1-33 E 88.3 feet to an iron pin; thence turning and running along the common line of Part Lot 76 and adjoining Part Lot 76, S 88-27 E 140.0 feet to an iron pin on the western side of Blakely Drive; thence turning and running S 1-33 W 88.6 feet to an iron pin, the point of beginning.

Part Lot 75 being the property conveyed to mortgagor herein by deed of Kenneth W. Dempsey and Deborah R. Dempsey by deed recorded in Deed Book , Page on September 22, 1981. Part Lot 76 being a portion of the property conveyed to Jim Vaughn Associates by deed of Juster Enterprises, Inc. recorded 6-8-81, Deed Book 1149, Page 512 and said portion being conveyed this date to Davidson-Vaughn by deed of Jim Vaughn Associates, to be recorded of even date herewith.

2-11-83

STAMP
TAX

SEP 7 1984

PAID AND SATISFIED IN FULL
THIS 4th DAY OF Sept 1984 7703
AMERICAN FEDERAL BANK, F.S.B.
101 EAST WASHINGTON STREET
GREENVILLE, S.C. 29601
BY [Signature]
WITH [Signature]

Donnie S. Tambuley