

Mortgagee's Address: 101 East Washington Street, Greenville, SC 29601

MORTGAGE OF REAL ESTATE—Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S.

BOOK 1633 PAGE 12

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

OCT 23 3 55 PM '83

WHEREAS, William B. Souders and Vicki H. Pressly
R.M.C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto American Federal Bank, FSB

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Twenty-One Thousand Four Hundred Seventy-Nine and 65/100ths

Dollars (\$ 21,479.65) due and payable

including interest in accordance with the terms and provisions of said promissory note, the maturity of which, unless sooner paid, is April 25, 1984.

~~with interest thereon to be paid~~ ~~at the rate of~~ ~~per annum payable to be paid~~

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, the Mortgagee's heirs, successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, in the northeastern corner of the intersection of Hammett Road and Breton Drive being shown on a plat of survey entitled "River Downs, Lot 156, Property of Thomas E. Bradley and Linda C. Bradley," prepared by Freeland & Associates, dated April 5, 1982, recorded in the RMC Office for Greenville County in Plat Book 9D, Page 21 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Hammett Road at the intersection of said road with Breton Drive and running thence along the southern side of Hammett Road, N. 39-12 E. 161.4 feet to an iron pin; thence S. 50-51 E. 237.45 feet to an iron pin in or near a creek; thence with the creek as the line N. 57-14 E. 32.15 feet to an iron pin, S. 44-18 E. 27.25 feet to an iron pin, and N. 84-53 E. 82.5 feet to an iron pin; thence turning and running S. 34-15 W. 200.75 feet to an iron pin on the eastern side of Breton Drive; thence with Breton Drive, the following courses and distances: S. 74-39 W. 36.66 feet to an iron pin, N. 62-30 W. 42.76 feet to an iron pin, N. 60-00 W. 98.25 feet to an iron pin, N. 56-57 W. 95.18 feet to an iron pin, N. 55-02 W. 71.22 feet to an iron pin, and N. 7-56 W. 34.0 feet to an iron pin on the southern side of Hammett Road, the point of beginning; and being the same property acquired by the mortgagors by deed of Thomas E. Bradley and Linda C. Bradley recorded July 9, 1983 in Deed Book 1169, at Page 894.

The lien of the within mortgage is understood and agreed to be secondary and junior in rank to the lien of that certain mortgage given by the mortgagors to American Federal Bank, FSB of even date and recorded herewith in the RMC Office for Greenville County in Mortgage Book 1633, Page 8, with respect to the front portion of the property herein described which is situate and lying on the northern and western side of the centerline of the creek which divides the property as shown on the recorded plat by Freeland & Associates, and a first lien on the remainder or rear portion of said property.

400 3
21A01

STATE OF SOUTH CAROLINA
RECORDS & CLERK
GREENVILLE COUNTY
RECORDED
OCT 23 1983
BOOK 1633
PAGE 12

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner: it being the intention of the parties hereto that all fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that is is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

1633-12