

MORTGAGE

APR 13 2 33 PM '84

THIS MORTGAGE is made this 13th day of April 1984 between the Mortgagor, William A. Leslie, III (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").

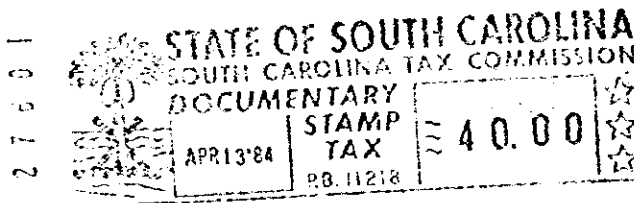
WHEREAS, Borrower is indebted to Lender in the principal sum of One Hundred Thousand and No/100 (\$100,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 13, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 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, lying and being near the City of Greenville, in the County of Greenville, State of South Carolina, and known and designated as Lot No. 31 of a subdivision known as Summerplace, plat of which is recorded in the RMC Office for Greenville County in Plat Book 9-F, at page 49 and according to a more recent plat dated February 27, 1984 entitled "Survey for William A. Leslie, III", said lot has the following metes and bounds:

BEGINNING at an iron pin on Summerplace Drive and running S. 79-42 E. 192.4' to an iron pin; thence S. 5-45 W. 220.5' to an iron pin; thence N. 41-43 W. 279.2' to an iron pin; thence N. 22-19 E. 49.5' to the beginning corner.

This is a portion of the same property conveyed to Mortgagor from Summerplace Ltd., a South Carolina Limited Partnership dated December 23, 1983, recorded in Deed Book 1203 at page 523.



which has the address of Lot 31, Summerplace Drive, Greenville (Street) (City) South Carolina (State and Zip Code) (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.

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