

MORTGAGE

VOL 1005 PAGE 415

THIS MORTGAGE is made this 30th day of May 1984, between the Mortgagor, J. L. Rogers and Harriet H. Rogers (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 Four Hundred Thousand and no/100 (\$400,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 30, 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 December 1, 2004

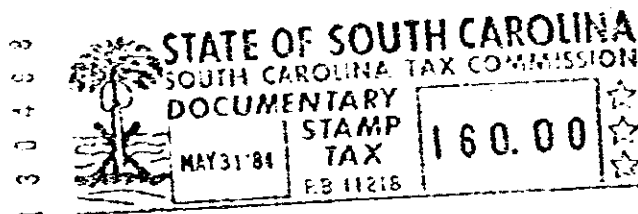
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 tract of land in Greenville County, State of South Carolina, containing 6.28 acres and being shown and designated as "Property of W. N. Watson, Jr. and Eugene E. Watson" according to plat made by C. O. Riddle, R.L.S., April 23, 1979, and recorded in the RMC Office for Greenville County in Plat Book 7-E, at page 62. According to said plat, the property is more fully described as follows:

BEGINNING at an iron pin at the intersection of Howard Street and Watson Road and running thence along Watson Road the following courses and distances: N. 18-13 W. 102.56 feet; N. 13-15 W. 100.37 feet; N. 3-43 W. 110.77 feet; N. 6-11 W. 105.44 feet; N. 20-18 W. 111.17 feet; N. 43-45 W. 116.86 feet; N. 56-06 W. 114.35 feet to an iron pin at the corner of property now or formerly owned by Florrie H. Batson; thence with Batson line, N. 56-05 E. 349.14 feet to an iron pin at corner of property now or formerly owned by Walter S. Griffin, et al.; thence with line of Griffin property, S. 33-15 E. 795.34 feet to an iron pin on Howard Street; thence with said Street; S. 66-17 W. 478.27 feet to an iron pin, the point of beginning.

THE property conveyed herewith is conveyed subject to a Duke Power right-of-way as shown on the recorded plat and all other easements, rights-of-way and restrictions of record or on the ground.

THIS being the same property conveyed to the mortgagors herein by deed of Bankers Trust of South Carolina, et al., recorded in the RMC Office for Greenville County in Deed Book 1102, Page 55 on May 9, 1979.



500 21801

which has the address of Watson Road Travelers Rest South Carolina 29690 (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.