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DONNIE S. TANKERSLEY  
R.M.C.

# MORTGAGE

THIS MORTGAGE is made this 8th day of October 1982, between the Mortgagor, Robert H. Williams and Louise N. Williams (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, 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").

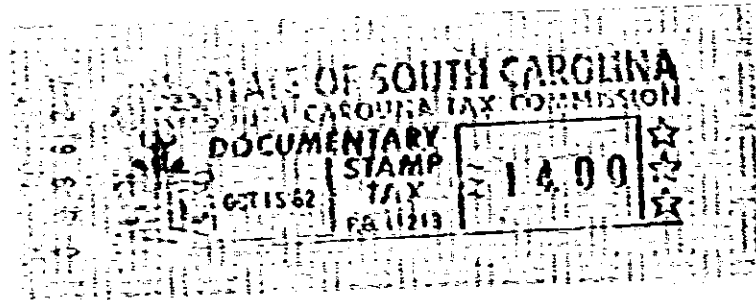
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-five Thousand and No/100ths (\$35,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 8, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 1992

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 County of Greenville, State of South Carolina containing 1.25 acres as shown on plat entitled "Survey for Robert H. and Louise N. Williams" dated September 22, 1982, prepared by C. O. Riddle, R.L.S. and recorded in the R.M.C. Office for Greenville County in Plat Book 96 at Page 61, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in or near the center of Babb Street and running thence along Babb Street N. 85-03 E. 225.81 feet to an iron pin; thence turning and running S. 7-15 W. 210.06 feet to an old iron pin; thence continuing along said line S. 3-32 W. 77.3 feet to an old iron pin; thence turning and running S. 82-33 W. 159.93 feet to an old iron pin; thence turning and running N. 6-59 W. 288.97 feet to an iron pin in or near the center of Babb Street, the point of beginning.

THIS is the same property conveyed to the Mortgagor by deed of Sara Smith Armstrong recorded in the R.M.C. Office for Greenville County in Deed Book 983 at Page 602 on September 11, 1973.



which has the address of 115 Babb Street, Fountain Inn, South Carolina 29644 (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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