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GREENVILLE, S. C.

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FEB 12 19 83 MORTGAGE

DONNIE S. TANKERSLEY

THIS MORTGAGE is made this 9th day of February 19 83, between the Mortgagor, Williams Street Development Corp. (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 One Hundred Thousand and No/100 (\$100,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 9, 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 demand, according to terms of promissory Note referred to hereinabove;

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 those certain pieces, parcels or lots of land, situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Lots Nos. 74, 93, 94, 43, 52, 53, 35, 166, and 167 on Plat of Dove Tree Subdivision, made by Piedmont Engineers and Architects, dated September 13, 1972, revised March 29, 1973, and recorded in the RMC Office for Greenville County, S. C. in Plat Book 4-X, at Pages 21, 22 and 23, reference to said plat being craved for a metes and bounds description thereof.

This is a portion of the property conveyed to the Mortgagor herein by deed of Caine Company, Inc., dated May 4, 1979, recorded in the RMC Office for Greenville County, S. C. in Deed Book 1101, at Page 924, on May 7, 1979.

ALSO: 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 Greenville, known and designated as Lot No. 109 of Dove Tree Subdivision according to plat made by Piedmont Engineers and Architects on September 18, 1972, revised March 29, 1973, recorded in the RMC Office for Greenville County, S. C. in Plat Book 4-X, at Pages 21, 22 and 23, reference to said plat being craved for a metes and bounds description thereof.

This is the same property conveyed to the Mortgagor herein by deed of Dove Tree Realty Company, A Partnership, dated October 24, 1980, recorded in the RMC Office for Greenville County, S. C. in Deed Book 1136, at Page 699, on November 4, 1980.

ALSO: ALL those certain pieces, parcels or lots of land, situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Lots Nos. 138, 175, 130, and 46 as shown on plat of Dove Tree Subdivision, made by Piedmont Engineers and Architects, dated September 13, 1972, revised March 29, 1973, and recorded in the RMC Office for Greenville County, S. C. in Plat Book 4-X, at Pages 21, 22 and 23, reference to said plat being craved for a metes and bounds (Continued on Addendum attached hereto) which has the address of... Dove Tree Subdivision, Greenville, S. C. (Street) (City)

..... (herein "Property Address");  
[State and Zip Code]

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 seized 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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