

FILED
GREENVILLE CO. S. C.
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PPH: 1597 PAGE 69

MORTGAGE

DONNIE S. TANKERSLEY
THIS MORTGAGE was made this 8th day of March 1983, between the Mortgagor, Bill Fuller Builders, Inc. (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").

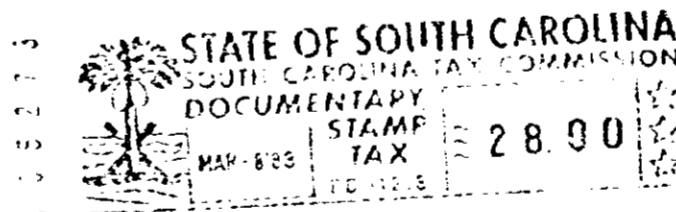
WHEREAS, Borrower is indebted to Lender in the principal sum of Seventy Thousand and no/100--- (\$70,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 8, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 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 situate, lying and being at the intersection of Brigham Creek Drive and Brigham Creek Court in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 343 on a plat entitled "Devenger Place, Section 13", recorded in the RMC Office for Greenville County in Plat Book 8P, at page 12, and having, according to said plat, and a more recent plat entitled "Property of Bill Fuller Builders, Inc.", prepared by Dalton & Neves, Co., dated February, 1983, the following metes and bounds:

BEGINNING at an iron pin on the western side of Brigham Creek Drive at the joint front corner of Lots Nos. 343 and 344 and running thence with the line of Lot No. 344 N. 85-24 W. 160 feet to an iron pin in the line of Lot No. 342; thence with the line of Lot No. 342 N. 4-36 E. 108.12 feet to an iron pin on the southern side of Brigham Creek Court; thence with the southern side of Brigham Creek Court S. 78-47 E. 70.5 feet to an iron pin; thence S. 85-24 E. 65 feet to an iron pin at the intersection of Brigham Creek Court and Brigham Creek Drive; thence S. 40-24 E. 35.35 feet to an iron pin on the western side of Brigham Creek Drive; thence with the western side of Brigham Creek Drive S. 4-36 W. 75 feet to the point of beginning.

This is the identical property conveyed to the Mortgagor herein by deed of Julian Road Developers dated March 7, 1983, and recorded in the RMC Office for Greenville County in Deed Book 1183, at page 973, on March 8, 1983.



which has the address of Lot 343 Brigham Creek Drive, Greer, South Carolina 29651 (herein "Property Address");
[Street] [City]
[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 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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