



MORTGAGE

DONNIE S. TANNERSLEY
R.M.C.

THIS MORTGAGE is made this 15th day of March 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 Seventy Five Thousand and No/100 (\$75,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 15, 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

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 tract of land situate, lying and being on the Western side of Townes Street Extension, in the City of Greenville, County of Greenville, State of South Carolina, containing 4.55 acres, more or less, as shown on plat entitled "Survey for Williams Street Development Corp.," dated February 11, 1981, prepared by Carolina Surveying Co., and recorded in the RMC Office for Greenville County, S. C. in Plat Book 8-Q, at Page 54, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Western side of Townes Street Extension, at the joint front corner of the premises herein described and property now or formerly of Williams Street Development Corp., et al, N. 82-41 W. 327.5 feet to an iron pin in the line of property now or formerly of Patricia Anne Denton; thence with the line of property now or formerly of Patricia Ann Denton, the following courses and distances: N. 1-32 E. 63.7 feet to an iron pin; thence N. 1-27 E. 64.2 feet to an iron pin at the corner of property now or formerly of Ward S. Stone, Jr.; thence with the line of property now or formerly of Ward S. Stone, Jr., the following courses and distances: N. 1-23 E. 75.0 feet to an iron pin; thence N. 88-38 W. 326.1 feet to an iron pin on the Eastern side of Wilton Street; thence with the Eastern side of Wilton Street, the following courses and distances: N. 4-08 E. 120.9 feet to an iron pin; thence N. 28-03 E. 71.6 feet to an iron pin; thence N. 51-38 E. 77.9 feet to an iron pin on the Southeastern side of Ashley Avenue; thence with the Southeastern side of Ashley Avenue, the following courses and distances: N. 69-33 E. 73.7 feet to an iron pin; thence N. 82-53 E. 76.2 feet to an iron pin; thence N. 83-24 E. 74.3 feet to an iron pin at the corner of property now or formerly of T. E. Bowling; thence with the line of property now or formerly of T. E. Bowling, the following courses and distances: S. 1-46 W. 99.5 feet to an iron pin; thence S. 86-27 E. 75.0 feet to an iron pin; thence S. 86-03 E. 74.9 feet to an iron pin; thence S. 67-17 E. 79.5 feet to an iron pin; thence S. 65-47 E. 81.3 feet to an iron pin; thence continuing with the line of property now or formerly of T. E. Bowling and property now or formerly of Diane Knox, the following courses and distances: S. 0-08 E. (SEE ADDENDUM ATTACHED HERETO) Townes St., Ext., and Ashley Ave., Greenville, which has the address of [Street] [City]

S. C. 29609 (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 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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4328-RV-21