

APR 28 2 49 PM '83

DONNIE S. F. ANSLLEY
R.M.C.

MORTGAGE

BOOK 1604 PAGE 220

THIS MORTGAGE is made this 28th day of April, 1983, between the Mortgagor, Edgewood Investors, a General Partnership (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").

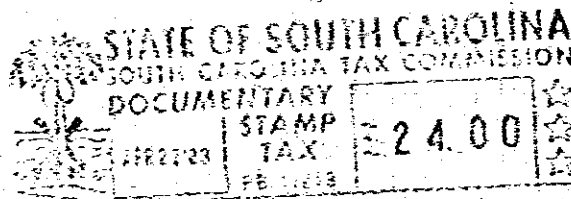
WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty Thousand and No/100 (\$60,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 28, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 1998

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 State and County aforesaid, being known and designated as Lot No. 5 on Plat of Oak Tree Plaza, by Enwright Associates, dated June 24, 1974, to be recorded, and according to a later plat by James R. Freeland & Associates, R.L.S. dated 4/28/83 and recorded in the Greenville R.M.C. Office in Plat Book 9-S at Page 2 and having the metes and bounds shown thereon, reference to which is craved for a more complete description.

THIS conveyance is made subject to all easements, rights-of-way or restrictions, either recorded or to be recorded, which will affect the whole of Oak Tree Plaza, and to all setback lines, or other zoning restrictions, and to all matters which would appear, or should appear by inspection of the premises.

This is the same property conveyed to the Mortgagor herein by general warranty deed of Charles F. Sims and Lewis C. Barker and recorded in the RMC Office for Greenville County on April 28, 1983 in Deed Book 1187 at Page 252.



which has the address of Lot 5, Oak Tree Plaza (Street), Mauldin (City), South Carolina 29662 (State and Zip Code); (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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