

MORTGAGE

FILED
GREENVILLE SC
NOV 3 11 38 AM '83

THIS MORTGAGE is made this 3rd day of November, 1983, between the Mortgagee, REDCA BUILDERS, INC. (herein "Borrower"), and the Mortgagor, AMERICAN FEDERAL BANK, FSB, 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 Forty-Four Thousand Two-hundred Fifty and no/100ths (\$44,250.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 3, 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 June 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 certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville at the intersection of Enoree Circle and Berry Road near Brushy Creek Road, being known and designated as Lot No. 3 on a plat of property of Luis F. Moreno dated February 10, 1983 by Robert B. Spearman, said plat being recorded in Plat Book 9-W at page 6 in the RMC Office for Greenville County, South Carolina, reference being made to said plat for the metes and bounds thereof.

This being the same as that conveyed to Redca Builders, Inc. by deed of Winnie J. Satterfield being dated March 31, 1983 and recorded April 6, 1983 in Deed Book 1185 at page 796 in the RMC Office for Greenville County, South Carolina.

RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF GREENVILLE COUNTY, SOUTH CAROLINA
ON NOV 3 1983 BY STA/AP
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which has the address of Lot 3, Enoree Circle, Greer, S. C. 29651,
[Street] [City]
[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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