

S.C. Doc. Stamps figured on the amount financed \$12,000.00

FILED GREENVILLE S.C.

MORTGAGE

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JOURNAL OF PRESSLEY

THIS MORTGAGE is made this 22 day of May 1984, between the Mortgagor, James L. Pressley and Nancy Pressley (herein "Borrower"), and the Mortgagee, 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").

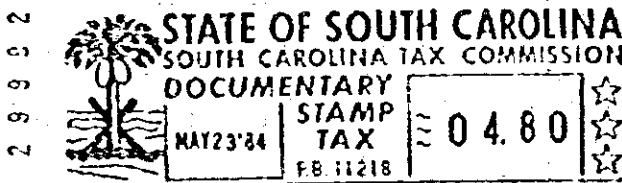
WHEREAS, Borrower is indebted to Lender in the principal sum of Nineteen thousand four hundred sixty and 28/100 (19,460.28) Dollars, which indebtedness is evidenced by Borrower's note dated May 22, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 10, 1991

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 near the Town of Simpsonville, Greenville County, South Carolina containing 10.17 acres as shown on a plat of property for Deco of Ware Place, Inc., dated May 1, 1984, by Roy Terrell, R.L.S. and recorded in the R.M.C. Office for Greenville County in Plat Book 104P at Page 82, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a spike in the center of Woodside Road, joint front corner with property now or formerly of Charles and Mary Sutherland, and running along the center of said Road S. 82-12 E., 275.0 feet to a nail and cap; thence turning and running S. 46-19 E., 40.5 feet to an iron pin; thence S. 10-27 E., 275.0 feet to an iron pin; thence S. 10-34 W., 186.69 feet to an iron pin; thence S. 31-35 W., 467.0 feet to an iron pin; thence turning and running N. 73-11 W., 667.67 feet to an iron pin in the center of a abandoned unnamed country road; thence turning and running along the center of the abandoned unnamed country road N. 35-53 E., 58.8 feet to an iron pin; thence N. 47-40 E., 171.8 feet to an iron pin; thence N. 55-57 E., 268.2 feet to an iron pin; thence N. 42-01 E., 103.0 feet to an iron pin; thence N. 18-48 E., 352.8 feet to a spike in the center of Woodside Road, the point of beginning.

This being the same property conveyed to the Mortgagor herein by deed of Deco of Ware Place, of even date, to be recorded herewith.



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which has the address of Woodside Road Simpsonville South Carolina 29681 (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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