

ATTN: COMMERCIAL
LENDING DIVISION

VOL 1677 PAGE 860

MORTGAGE

AUG 17 11 51 AM '84
THIS MORTGAGE is made this 17th day of August
1984, between the Mortgagor, Pate, Bridgers, Aughtry, Inc.
(herein "Borrower"), and the Mortgagee,
AMERICAN FEDERAL BANK, FSB
under the laws of THE UNITED STATES OF AMERICA whose address is 101 EAST WASHINGTON
STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

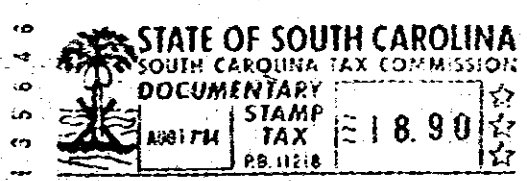
WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty Three Thousand and No/100
(\$63,000.00) Dollars, which indebtedness is evidenced by Borrower's note
dated August 17, 1984 (herein "Note"), providing for monthly installments of principal and interest,
with the balance of the indebtedness, if not sooner paid, due and payable on May 14, 1985

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, located, lying and being in the City
and County of Greenville, State of South Carolina, being shown and designated as
Lot No. 77 as shown on plat entitled "Section Three, Collins Creek", dated July 19,
1982, prepared by C. O. Riddle, RLS, recorded in the RMC Office for Greenville
County in Plat Book 8-P at Page 98, and having, according to said plat, the following
metes and bounds, to-wit:

BEGINNING at a point on the Northern side of the right-of-way of Babbs Hollow Road
at the joint front corner of Lots 76 and 77 and running thence, along said right-
of-way, S. 64-27 E., 149.49 feet to a point at the joint front corner of Lots 77
and 78; thence running N. 33-47 E., 250 feet to a point at the joint corner of the
within lot and property now or formerly of Babbs Hollow Development Company; thence
running along the joint line of said properties, N. 64-27 W., 220.99 feet to a
point at the joint rear corner of Lots 76 and 77; thence running along the joint
line of said lots, S. 17-20 W., 250 feet to a point on the northern side of the
right-of-way of Babbs Hollow, at the joint front corner of Lots 76 and 77, the
point and place of beginning.

This being the same property conveyed to the Mortgagor herein by deed of Virginia P.
Tate, recorded in the RMC Office for Greenville County in Deed Book 1319 at Page
578 on August 17, 1984.



which has the address of Babbs Hollow Road, Greenville
S.C. 29607 (herein "Property Address");

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improve-
ments 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 seized 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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