

ATTN: COMMERCIAL  
LENDING DIVISION

MORTGAGE

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THIS MORTGAGE is made this 23rd day of August 1984 between the Mortgagor, G. Jackson Hughes and Hamlin Beattie (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").

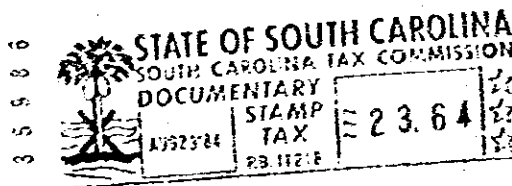
WHEREAS Borrower is indebted to Lender in the principal sum of Seventy-eight thousand seven hundred fifty & 00/100ths (\$78,750.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 23, 1984 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on November 21, 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 on the southern side of Crescent Avenue and the eastern side of Woodrow Avenue in the City and County of Greenville, State of South Carolina, and being shown and designated as Lots 1, 2, and a portion of Lot 13 on a plat of Cagle Park, said plat prepared by Dalton & Neves, in August 1924, and recorded in the RMC Office for Greenville County in Plat Book F at Page 251, and as more fully shown on a recent plat of said lots prepared by Webb Surveying and Mapping Company, in August 1984, and having according to said recent plat, the following courses and distances, to-wit:

BEGINNING at an old iron pin at the intersection of Crescent Avenue and Woodrow Avenue, and running thence along Crescent Avenue, S. 83-27 E. 90.13 feet to an old iron pin; thence continuing along Crescent Avenue S. 76-44 E. 80.23 feet to an old iron pin; thence running S. 10-06 W. 75 feet to a point; thence S. 14-24 W. 66.29 feet to a point; thence S. 38-49 E. 6.60 feet to a point; thence S. 42-27 W. 28.57 feet to a point; thence S. 47-48 E. 47 feet to a point; thence S. 42-12 W. 95.27 feet to an old iron pin on the eastern side of Woodrow Avenue; thence continuing along Woodrow Avenue N. 29-06 W. 69.62 feet to an old iron pin; thence N. 18-33 W. 72.03 feet to an old iron pin; thence N. 14-31 W. 5.15 feet to a point; thence N. 14-31 W. 79.95 feet to an iron pin; thence N. 10-33 W. 85.05 feet to an old iron pin, the point of beginning.

This being a portion of the same property conveyed to the mortgagors by deed of even date to be recorded herewith.



which has the address of 108 CRESCENT AVE GREENVILLE S.C. (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 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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