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FILED GREENVILLE CO. S.C. MORTGAGE

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FILED GREENVILLE CO. S.C. MAR 19 10 02 AM '84 KERSLEY

THIS MORTGAGE is made this 15th day of March 1984, between the Mortgagor, P. Ori-Capitals, a South Carolina Partnership (herein "Borrower"), and the Mortgagee, American Federal Bank, F.S.B., a corporation organized and existing under the laws of the United States, whose address is 101 East Washington Street, Greenville, SC (herein "Lender").

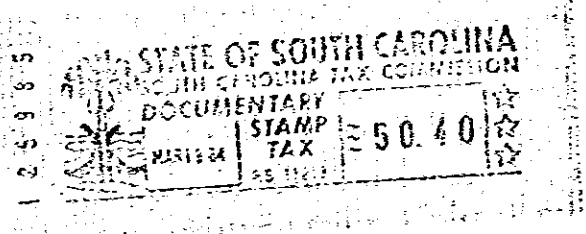
WHEREAS, Borrower is indebted to Lender in the principal sum of One Hundred Twenty-six Thousand and No/100 (\$126,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 1994.

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 near the Town of Mauldin, County of Greenville, State of South Carolina containing 0.7 acres, more or less, according to a plat prepared by J. L. Montgomery, RLS, dated April 13, 1983, which plat is recorded in Plat Book 97 at Page 65 in the RMC Office for Greenville County and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern edge of Cavalier Drive and running thence S. 29-51 E., 124.7 feet to an iron pin; thence turning and running S. 54-34 E., 122.91 feet to a point; *thence turning and running N. 64-01 W., 89.6 feet to an iron pin; thence turning and running S. 58-12 W., 147.5 feet to an iron pin, the point of beginning. *thence turning and running N. 11-07 E., 220.21 feet to an iron pin; This being the same property conveyed to the Mortgagor herein by deed of P. Randall Bentley, L. Barry Woods, and T. R. Thompson, of even dated, to be recorded herewith.

Reference also being had to survey for Randall Bentley prepared by James R. Freeland, R.L.S. recorded in Plat Book 10-T at Page 90, RMC Office, Greenville Co.



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which has the address of Cavalier Drive Greenville, South Carolina (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.