

FILED
GREENVILLE CO. S. C.
JAN 8 4 02 PM '82
DONNIE S. TANKERSLEY
R.M.C.

BOOK 85 PAGE 593

BOOK 1561 PAGE 331

MORTGAGE

THIS MORTGAGE is made this 8th day of January 1982, between the Mortgagor, Pine Valley Properties, a South Carolina General Partnership, (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Four Hundred Thirty-Eight Thousand Seven Hundred Fifty (\$438,750.00) Dollars, which indebtedness is evidenced by Borrower's note dated January 8, 1982 (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, 2008.

of Allie Mack Pazdan, S. 55-38 E., 196.9 feet to an old concrete monument; thence running along the joint property line of the within tract and property now or formerly of Wayman A. Smith, S. 26-45 E., 231.9 feet to a point on the northern side of the right-of-way of Woods Crossing Road; and running thence along the northern side of the right-of-way of Woods Crossing Road, S. 55-55 W., 32.2 feet; thence S. 55-52 W., 46.3 feet; thence S. 52-24 W., 9.7 feet to a point at the joint corners of the within property and the right-of-way of Woods Crossing Road and property now or formerly of Williams Street Development Corp., and running thence along the joint property line of the within tract and property now or formerly of Williams Street Development Corp., N. 55-41 W., 368.0 feet to the point and place of beginning.

This is the same property conveyed by Enwright Holding Company, a South Carolina General Partnership to Mortgagor herein by deed dated January 8, 1982, and recorded in the Office of the R.M.C. for Greenville County, South Carolina, in Deed Book 1160, at Page 883 PAID AND SATISFIED IN FULL

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AMERICAN FEDERAL BANK, F.S.B.
FORMERLY AMERICAN FEDERAL
SAVINGS AND LOAN ASSOCIATION

35342

which has the address of Haywood Road (Street) Greenville (City)
S.C. 29607 (herein "Property Address"); (State and Zip Code)

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.

SOUTH CAROLINA—1 to 4 Family - 6/75—FNMA/FHLMC UNIFORM INSTRUMENT
LPI 12 311

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RECORDED
MAY 10 1984
GREENVILLE CO. S. C.