

FILED
GREENVILLE CO. S. C.
MAR 3 12 26 PM '83
DONNIE S. TANKERSLEY
R.M.C.

BOOK: 1596 PAGE 533

MORTGAGE BOOK 86 PAGE 992

THIS MORTGAGE is made this 2nd day of March 1983, between the Mortgagor, WILLIAM A. FLOYD (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 ONE HUNDRED TWENTY THOUSAND AND NO/100 (\$120,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 2, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 2, 1983;

11-17 E. 66 feet to an iron pin; thence S. 90-42 E. 36.7 feet to an iron pin, the point of Beginning.

ALSO: ALL that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, on the southerly side of Saluda Dam Road, containing 45 acres, more or less, being all that remaining parcel of property of William A. Floyd previously conveyed to him in Deed Book 654 at Page 153 and having a frontage of 300 feet, more or less, on Saluda Dam Road and bounded on the east by property conveyed to Vernon M. Mustian and Sarah B. Mustian by deed dated March 2, 1933.

Lots Nos. 18, 19 and 20 of Buxton Subdivision is the same property conveyed to Mortgagor by deed from Vernon M. Mustian and Sarah B. Mustian of even date to be recorded herewith. The remaining property containing 45 acres, more or less, is a portion of the property conveyed to the Mortgagor by deed of The South Carolina National Bank of Charleston, dated and recorded July 7, 1960, in Deed Book 654 at Page 153 in the R.M.C. Office for Greenville County, S. C.

REF. SAT. MORTGAGE TO W. CLARK CASTON, JR. (T-5136 Rice)
2 MAR 83 757
4.0001

DEPARTMENT OF SOUTH CAROLINA
RECORDS AND TAX COMMISSION
ALL AND SATISFIED THIS 15th DAY OF August, 1984
5124
Ray J. Caston
Greenville
Walter Steller
WITNESS
BY: R. Riggie Ridgeway, V. P.
AUG 20 1984
South Carolina 29609 (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 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.