

ATTN: COMMERCIAL
LENDING DIVISION

MORTGAGE

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THIS MORTGAGE is made this 10th day of August, 1984, between the Mortgagor, WILLIAMS STREET DEVELOPMENT CORP., (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL BANK, FSB, 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").

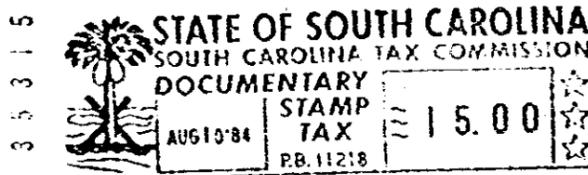
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty Thousand and No/100 (\$50,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 10, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 6, 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, together with all improvements thereon, situate, lying and being on the Eastern side of Parkins Mill Road, in the City of Greenville, County of Greenville, State of South Carolina, being shown and designated as Lot No. 11 on plat entitled Parkins Knoll, prepared by Piedmont Engineers & Architects, dated May 18, 1973, and recorded in the RMC Office for Greenville County, S. C. in Plat Book 5D, at Page 34, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Eastern side of Parkins Mill Road, at the joint front corner of Lots Nos. 11 and 12, and running thence with the joint line of said lots, N. 87-49 W. 171.3 feet to an iron pin in the line of Lot No. 13; thence with the line of Lot No. 13, S. 1-31 W. 114.48 feet to an iron pin in the line of Duke Power Right-of-Way; thence with the line of Duke Power Right-of-Way, S. 61-27 W. 209.97 feet to an iron pin on the Eastern side of Parkins Mill Road; thence with the Eastern side of Parkins Mill Road, the following courses and distances: N. 6-55 E. 97.55 feet to an iron pin; thence N. 2-06 E. 125.0 feet to the point of beginning.

This is the identical property conveyed to the Mortgagor herein by deed of Parkins Knoll, Inc., dated September 24, 1982, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1174, at Page 815, on September 30, 1982.



which has the address of Lot 11, Parkins Mill 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 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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