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GREENVILLE, S.C.

MAR 1 3 22 PM '82

DONNE W. WILKERSLEY R.M.C.

MORTGAGE

BOOK 1564 PAGE 748

THIS MORTGAGE is made this 22nd day of February 1982, between the Mortgagor, Edward J. Nasser (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 Eight thousand, three hundred, 40/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 22, 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 March 1, 1987;

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 tract or parcel of land in the County of Greenville, State of South Carolina, in the City of Greenville, on the West side of South Calhoun Street and on the North side of Moore's Alley and having the following metes and bounds:

BEGINNING at the corner of Moore's Alley and Calhoun Street, and running thence with Calhoun Street N. 18 E. 54 1/2 feet; thence N. 72 W. 198 feet to line of Lot No. 8; thence S. 18 W. 54 1/2 feet to Moore's Alley; thence with the Alley S. 72 E. 198 feet to the beginning corner, being the southern half of Lot No. 7 according to a plat recorded in Plat Book A, Page 231, in the R. M. C. Office for said Greenville County.

This being the same property conveyed to the Mortgagors herein by deed of Mary R. Willimon, of even date, to be recorded herewith.

which has the address of 100 Springforrest Drive, Greenville, Greenville County SC 29615 (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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