

FILED
GREENVILLE S.C.

OCT 12 10 45 AM '83

MORTGAGE

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THIS MORTGAGE was made this 3rd day of October, 1983, between the Mortgagor, **Builder Service Group, Inc. & Harland E. Hodges** (herein "Borrower"), and the Mortgagee, **AMERICAN FEDERAL Bank, F.S.B.**, 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 **Seventy Six Thousand Eight Hundred and no/100** Dollars, which indebtedness is evidenced by Borrower's note dated **October 3, 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 **May 1, 1984**.

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 piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, shown as Lot 5 on plat of Bateswood, recorded in Plat Book 6H at page 69 and having such courses and distances as will appear by reference to said plat.

Being the same property conveyed by **John C. Rose and Jill B. Rose** by deed recorded herewith.

THIS MORTGAGE IS BEING RE-RECORDED TO SHOW THE PROPERTY SET OUT BELOW AS ADDITIONAL SECURITY *BSG by JCY*

Also: All that piece, parcel or strip of land lying in the State of South Carolina, County of Greenville, shown as part of Lot 4 on plat of Faye Galloway, recorded in Plat Book *10-F* at page *16* and having the following courses and distances:

Beginning at an iron pin on Bateswood Court, joint front corner of Lots 4 and 5 and running thence along the joint line of said lots, N. 39-06 W. 345.19 feet to an iron pin; thence a new line through Lot 4, S. 32-52 E. 263.69 feet to an iron pin; thence S. 37-08 E. 23.81 feet and S. 37-38 E. 67.37 feet to an iron pin on Bateswood Court; thence with Bateswood Court, N. 36-24 E. 31.92 feet to the point of beginning.

Being the same property conveyed by **Faye C. Galloway** by deed recorded herewith.

which has the address of **Lot 5, Bateswood Court, Greer, S.C. 29651**

(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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