

ATTN: COMMERCIAL LENDING DIVISION GREENVILLE, S.C. FILED MORTGAGE

THIS MORTGAGE is made this 20th day of January 1984, between the Mortgagor, Eddie C. Holcombe, (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 Sixty Thousand & no/100 (\$60,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated January 20, 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 January 30, 1989.

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:

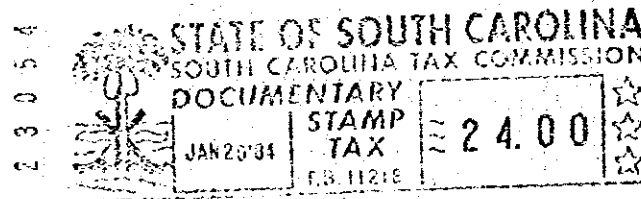
All that piece, parcel or lot of land in Butler Township, Greenville County, State of South Carolina, on northeastern side of S. C. Highway 291 near the City of Greenville, and on the southern side of White Oak Road, being the western part of Lot No. 3 on plat of Mathews property made by Dalton & Neves, Engineers, September 1949, and according to plat and survey of September 15, 1951, made from said Dalton & Neves plat, having the following metes and bounds, to wit:

Beginning at an iron pin in northeastern right of way line of S. C. Highway 291 at intersection with White Oak Road, and running thence S. 40-51 E. 134 feet to a point in center of Power Company right of way; thence along the center line of said Power Company right of way N. 72-39 E. 289.3 feet to a point in the center of said Company right of way; thence N. 4-24 E. 4.7 feet to a point on the southern side of White Oak Road; thence S. 88-20 W. 364.4 feet along southern side of White Oak Road to the point of beginning.

LESS such portion as may have been taken by the Highway Department for road widening purposes.

This conveyance is made subject to said Power Company right of way and the total over-all width over which right of way is claimed by said Company as 68 feet, that is 34 feet each way from center.

The above is the same property conveyed to Eddie C. Holcombe by deed of Margaret B. Merritt, recorded April 10, 1974 in Vol. 996, page 814 in the R.M.C. Office for Greenville County.



which has the address of 1908 N. Pleasantburg Drive, Greenville, South Carolina (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 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.

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