

FILED
GREENVILLE, S. C.
FEB 17 1 44 PM '84

MORTGAGE

THIS MORTGAGE is made this 16th day of February 1984, between the Mortgagor, Matrix Company (A South Carolina General Partnership) (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 One Hundred Thirty Four Thousand Eight Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 16, 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 September 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 certain piece, parcel or lot of land, with all buildings and improvements now or hereafter constructed thereon, situate, lying and being on the northern side of Terra Oak Drive, in Greenville County, South Carolina, being shown and designated as Lot No. 11 on a plat entitled "Terra Oaks Subdivision", dated August 1, 1980, prepared by Carolina Surveying Company, recorded in the RMC Office for Greenville County, S. C. in Plat Book 7-X, page 33, reference to said plat is hereby craved for the metes and bounds thereof.

This is the same property conveyed to the Mortgagor herein by deed of M. Rhett Thackston and Robert F. Moore D/B/A Matrix Company, dated February 16, 1984, to be recorded simultaneously herewith.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
53.92
FEB 17 1984

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which has the address of Lot No. 11 Terra Oak Drive, Greenville, S. C. 29615 (City) (herein "Property Address"); (State and Zip Code)

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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".

4.00(C)

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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