

GREENVILLE, S.C.

MORTGAGE

FEB 22 3 56 PM '84

THIS MORTGAGE is made this 22nd day of February 1984 between the Mortgagors, EUSEBIE J. NEPVEUX, IV AND ADA M. NEPVEUX, R.M.C. (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").

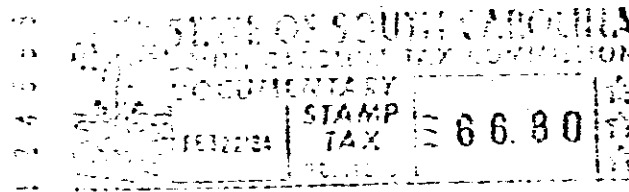
WHEREAS, Borrower is indebted to Lender in the principal sum of One Hundred Sixty-Seven Thousand and no/100 (\$167,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 22, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 2014

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, located, lying and being in the City and County of Greenville, State of South Carolina, being shown and designated as Lot No.43 on a plat entitled "Collins Creek, Section 1" dated July 30, 1979, prepared by C. O. Riddle, Surveyor, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 7-C at Page 56 and being further shown on a plat prepared by Freeland & Associates, Engineers and Land Surveyors, James R. Freeland, R.L.S. dated February 22, 1984, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin old joint front corner of Lots 42 & 43 on the northern edge of Collins Creek, 1135.47 feet more or less west of the intersection of Collins Creek and Parkins Mill Road, running thence along the northern edge of Collins Creek N. 70-29 W. 141.58 feet to an iron pin old; thence continuing along the northern edge of Collins Creek N. 76-15 W. 8.16 feet to an iron pin old, joint front corner of Lots 43 & 44; thence along the line of Lot 44 N. 20-11 E. 251.37 feet to an iron feet old, joint rear corner of Lots 44 & 43; thence S. 70-02 E. 172.28 feet to an iron pin old, joint rear corner of Lots 43 & 42; thence running along the line of Lot 42 S. 25-22 W. 250.49 feet to an iron pin old, along the northern edge of Collins Creek, the point of BEGINNING.

THIS being the same property conveyed to the Mortgagors herein by deed of Collins Creek, Inc. dated August 1, 1980, and recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 1130 at Page 307 on August 1, 1980.



which has the address of Lot 43, Collins Creek Subdivision, Greenville, S.C. (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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