

MORTGAGE

APR 2 10 26 AM '84

THIS MORTGAGE is made this 8th day of December, 1983 between the Mortgagor, Prestige Builders of Greenville, Ltd. (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").

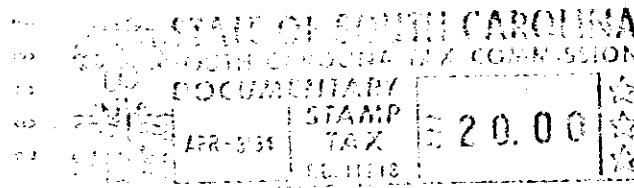
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated December 8, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 5, 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 those pieces, parcels or lots of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lots 2 and 12 on plat of FORRESTER WOODS, SECTION 6, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 9-W, at page 7, reference to which is hereby made for a more complete description by metes and bounds.

This is a portion of the property conveyed to the Mortgagor by YB Developers, Inc. by deed recorded in the RMC Office for Greenville County, S. C. in Deed Book 1192, at page 234, on July 13, 1983.

This is a second mortgage, being junior in lien to that certain mortgage given by Prestige Builders of Greenville, Ltd. recorded in the R.M.C. Office for Greenville County, South Carolina, in Mortgage Book 1615 at page 858, on July 13, 1983.



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which has the address of Lots 2 and 12 Loblolly Lane, Route 10 Greenville, S. C. 29607 (herein "Property Address");
[Street] [City] [State and Zip Code]

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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