

FILED  
GREENVILLE CO. S. C.

BOOK 84 PAGE 993

ATTN: COLLECTOR  
LENDING DIVISION  
JAN 11 3 52 PM '84  
DUNN S. TANNERSLEY  
R.H.C. MORTGAGE

VOL 1643 PAGE 661

THIS MORTGAGE is made this 10th day of January 1984, between the Mortgagor, CAPERS PLACE PARTNERSHIP (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 FIVE HUNDRED THOUSAND AND NO/100 (\$500,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated January 10, 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 July 8, 1984;

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the Borrower covenants that the property described in the Note shall be subject to a lien in favor of Lender, to wit: 241.5 feet to an iron pin on the east intersection of Capers Street and Augusta Road; thence along August Road (formerly Augusta Street) S. 46-21 E. 78 feet to a stake, the point of Beginning.

This is a part of the same property conveyed to the Mortgagor by deed of Sophie S. Francis, Della Syracuse Simon, and Marguerite Syracuse Jones as recorded in the R.H.C. Office for Greenville County in Deed Book 1198, at Page 844 on October 19, 1983.

22703  
STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY STAMP TAX  
200.00  
APR 18 1984  
32583  
R.H.C. TANNERSLEY  
APR 23 1984  
GREENVILLE S.C.  
AMERICAN FEDERAL  
GREENVILLE, SOUTH CAROLINA  
PAID AND SATISFIED THIS 6th DAY OF April, 1984

AMERICAN FEDERAL  
GREENVILLE, SOUTH CAROLINA

GREENVILLE, SOUTH CAROLINA

*C. Phillip King*  
C. Phillip King, A. V. P.

*Catty A. Beck*  
Catty A. Beck

*Laura J. Covington*  
Laura J. Covington

which has the address of P.O. Drawer 5927, Greenville, S.C. 29606 (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.

SOUTH CAROLINA—1 to 4 Family—6/75—FNMA/FHLMC UNIFORM INSTRUMENT  
L7152 2-82

400 3 21A01