

MORTGAGE

THIS MORTGAGE is made this 8th day of April, 1974,
between the Mortgagor, W. S. Parton and Sharon G. Parton

(herein "Borrower"),
and the Mortgagee, AIKEN-SPEIR, INC., a corporation
organized and existing under the laws of the State of South Carolina, whose address
is Florence, S. C. (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Eight Thousand
Five Hundred and No/100ths--- Dollars, which indebtedness is evidenced by Borrower's note of
even date herewith (herein "Note"), providing for monthly installments of principal and interest,
with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 2004

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 in the County of Greenville,
State of South Carolina in Gantt Township being known and designated as Lot No.
429 and a portion of Lot 428 on a plat of Section 4 of Belle Meade Subdivision,
said plat being recorded in the RMC Office for Greenville County in Plat Book QQ
at Page 103 and being more particularly described according to a plat entitled
Property of W. S. Parton and Sharon G. Parton by Freeman & Associates dated March
30, 1974, as follows:

BEGINNING at an iron pin on the southeastern side of Pine Creek Court at the joint
front corner of Lots 430 and 429 and running thence with the line of Lot 430, S.
57-42 E. 194 feet to an iron pin; thence S. 32-08 W. 95 feet to an iron pin in the
rear line of Lot 428; thence with a new line through said lot, N. 57-42 W. 194 feet
to an iron pin on the southeast side of Pine Creek Court; thence with the southeast
side of said street, N. 32-08 E. 95 feet to the beginning.



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, appur-
tenances, 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 Mort-
gage; and all of the foregoing, together with said property (or the leasehold estate in the event 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 easements and restrictions listed in a schedule of exceptions to coverage in any title
insurance policy insuring Lender's interest in the Property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal of and interest on the indebtedness
evidenced by the Note, prepayment and late charges as provided in the Note, and the principal of and interest on any Future
Advances secured by this Mortgage.