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MORTGAGE

BOOK 1539 PAGE 11

THIS MORTGAGE is made this 30th day of March 1981, between the Mortgagor, James A. and Lilla Mae Fuller (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Three-Thousand Seven Hundred & no/cents Dollars, which indebtedness is evidenced by Borrower's note dated March 30, 1981 (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, 1986

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 piece, parcel and lot of land lying and being in the City of Greenville, in the Nicholtown Section on Arden Street and being known and designated as Lot No. 8 on a plat of the property of the said W. T. Coleman as recorded in Plat Book Z, page 111, R.M.C. Office, Greenville County. The lot in question is described by courses and distances as follows to wit: It begins on the south side of Arden Street, otherwise known as Arden Street Extension at a point 100 feet northward from a five foot alley runs thence S. 38-10 E. 119.5 feet to corner; thence N. 64-19E. 51 feet to joint corner of lots numbers 7 and 8; thence along the joint line of these two lots S. 37-55 E. 129.3 feet to corner on the south side of Arden Street Extension; thence along the edge of that street S.33-07 W. 50 feet to the beginning corner.

This portion of the property conveyed to W. T. Coleman by deed recorded in Deed Book 262 Page 227.

This is the same property conveyed by deed of W. T. Coleman Dated 2-19-51 recorded 2-22-51 in the R.M.C. Office of Greenville County in volume 429 at page 360.

which has the address of 129 Arden St. Extension, Greenville S.C. 29607 (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 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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