

MORTGAGE

THIS MORTGAGE is made this 6th day of July 1982, between the Mortgagor, REGINALD B. PATERSON AND HELENE PATERSON (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").

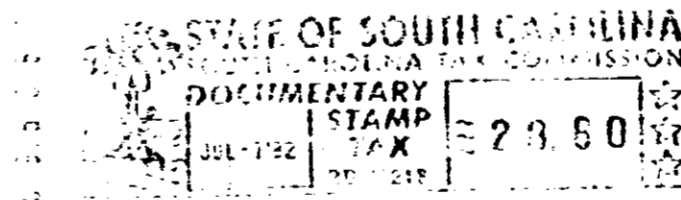
WHEREAS, Borrower is indebted to Lender in the principal sum of SEVENTY ONE THOUSAND NINE HUNDRED FIFTY DOLLARS AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 6, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 2008;

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 in Greenville County, State of South Carolina being known and designated as Lot #6 on a plat of HOLLY TREE PLANTATION, PHASE NO II, SECTION 2, and made by Piedmont Engineers and Surveyors dated January 10, 1974, recorded in the RMC Office for Greenville County, South Carolina in Plat Book 5-D at page 47, and having, according to a more recent survey prepared by Freeland and Associates, dated July 6, 1982, entitled property of Reginald B. Paterson and Helene Paterson, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Maple Rock Court at the joint front corner of lots 6 and 7 and running thence with the joint line of said lots S. 9-55 W. 166.10 feet to an old iron pin; thence N. 42.36 W. 293.8 feet to an old iron pin at the joint rear corner of lots 5 and 6; thence with the joint line of said lots N. 72 E. 209.15 feet to an old iron pin on the southwestern side of Maple Rock Court; thence with the southwestern side of Maple Rock Court the following metes and bounds, to-wit: S. 16-23 E. 50.97 feet to an old iron pin; thence S. 23-15 W. 16.52 feet to an iron pin; thence S. 3-39 E. 30.0 feet to an iron pin; thence S. 38.50 E. 30.0 feet to an iron pin, the beginning corner.

THIS is the same property conveyed to the Mortgagor's herein by deed of Joseph A. Rutkowski and Brunhilde H. Rutkowski dated July 6, 1982, and recorded simultaneously herewith.



which has the address of 103 Maple Rock Court, Simpsonville, South Carolina 29681 (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.

5070 --- JUL 7 82 804

4.0001

0633

4328 RV-2